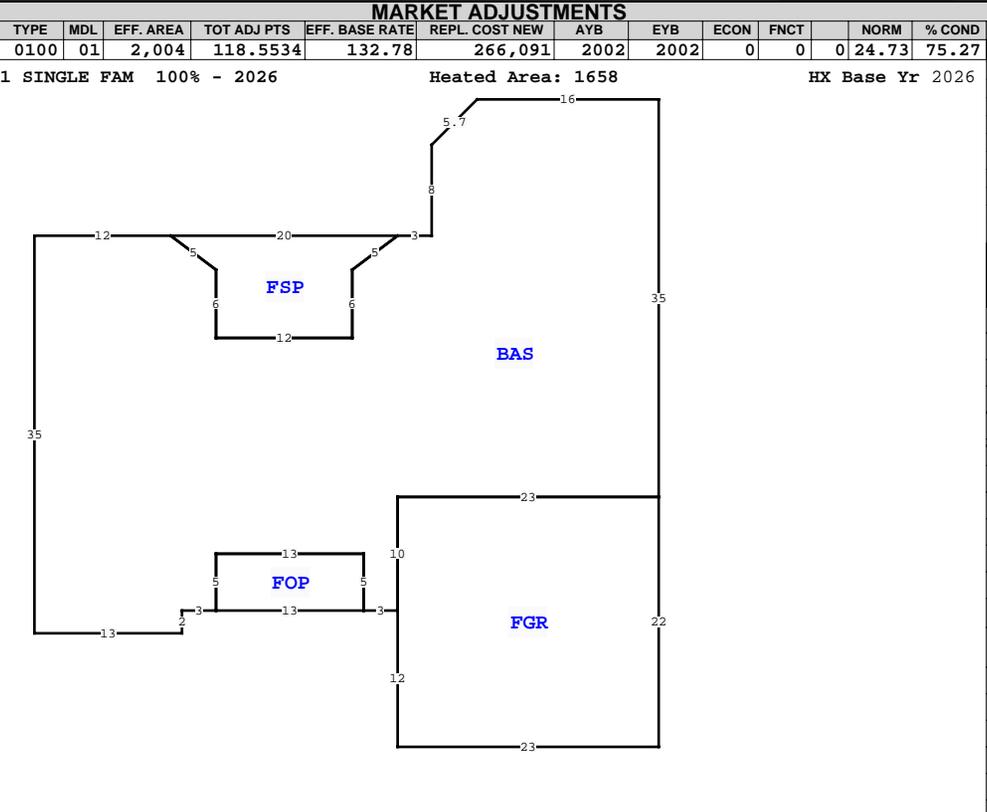


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		200,287	
TOTAL MARKET OB/XF VALUE		7,332	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		242,619	
SOH/AGL Deduction		0	
ASSESSED VALUE		242,619	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		191,208	
TOTAL JUST VALUE		242,619	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,276	

QUALITY	DOR CODE	MAP NUM	MKT AREA		
06 06	0100		06		
NEIGHBORHOOD/LOC 28316.050 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100		1,658	165,706
FGR	506	55		278	27,784
FOP	65	30		20	1,999
FSP	120	40		48	4,797
TOTALS	2,349			2,004	200,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041573	Roof Replacement	13,053	03/22/2021
18774	SFR	298	09/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1974	4/10/2025	WD Q	Q	I	01	318,000
GRANTOR: CHILDERS JAMES R						
GRANTEE: ALTMAN CALEB						
1375/1394	1/02/2019	LE U	U	I	14	100
GRANTOR: DAVID P CHILDERS (LIF						
GRANTEE: JAMES R CHILDERS (R						

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	0	2,238.00	UT 2.00	100	2002	2002	3	100	4,476	
2	0258	PATIO	0	100	12	12		144.00	UT 3.50	100	2007	2007	3	100	504	
3	0294	SHED WOOD/	0	100	12	14		168.00	UT 14.00	100	2007	2007	3	100	2,352	

EXTRA FEATURES		TOTAL OB/XF	
207 NW GAELIC CT, LAKE CITY		7,332	
BLD DATE	LGL DATE	LAND DATE	AG DATE
XF DATE	04/14/2026		
INC DATE	MLU		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W16 D4L4 S8 W3 D3L4 S6 W12 N6 U3L4 W12 S35 E13 N2 E3 N5 E13 S5 E3 N10 E23 N35 \$	
FGR=[ORIG=-23,45] S12 E23 N22 W23 S10 \$	
FSP=[ORIG=-23,12] W20 D3R4 S6 E12 N6 U3R4 \$	
FOP=[ORIG=-39,45] E13 N5 W13 S5 \$	

LAND DESCRIPTION		TOTAL OB/XF 7,332																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							