

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 70	
Exterior Wall	31	VINYL SID 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,611	100	
FGR	480	55	
FOP	16	30	
FOP	160	30	
PTO	48	5	
TOTALS	2,315		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
Heated Area: 1611						HX Base Yr 2021					

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			206,789
TOTAL MARKET OB/XF VALUE			3,123
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			244,912
SOH/AGL Deduction			104,867
ASSESSED VALUE			140,045
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			88,634
TOTAL JUST VALUE			244,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,731
BLDG:1:2: SUBSTANTIALLY DAMAGED DUE TO A SINK HOLE			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1269	1/14/2020	WD Q	Q	I	01	179,000
GRANTOR: IC CONSTRUCTION LLC						
GRANTEE: ELAINE G & STEVEN M						
1383/2454	5/03/2019	WD Q	Q	I	03	67,500
GRANTOR: ALTON LAMAR HINES						
GRANTEE: IC CONSTRUCTION LLC						

EXTRA FEATURES		275 NW KELLY LAKE CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0169	FENCE/WOOD	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

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	1,415.00	UT	1.50	1.50	100	1999	1999	3	100	2,123	
2	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W13 N2 PTO= N4 W5 W7 S4 E12\$ W12 FOP= N10W16 S10 E16\$ W16 S5 W12 S33 E16 FOP= E8 N2 W8 S2\$ N2 E8S2 E16 N1 FGR= E21 N24 W15 S4 W6 S20\$ N20 E6 N4 E7 N11\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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							