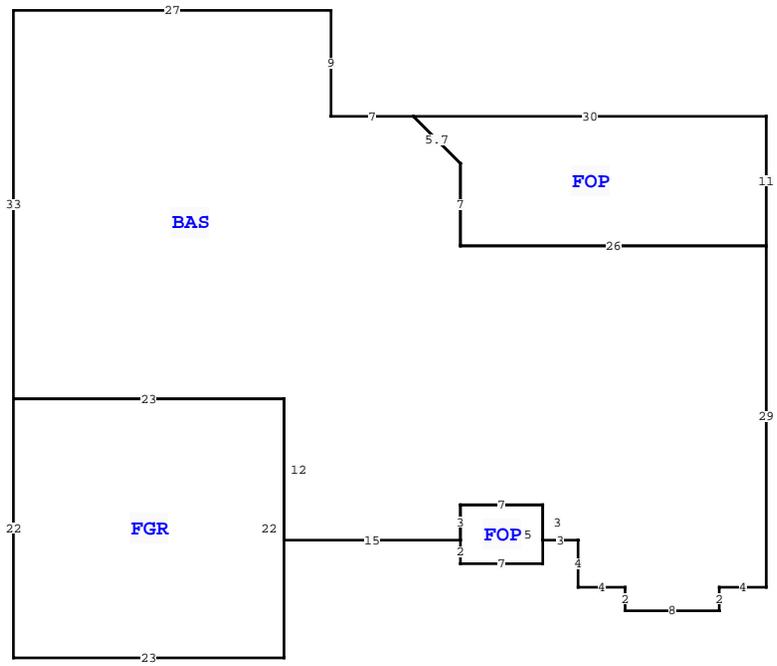


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

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%	2007									Heated Area: 2036	HX Base Yr 2007



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100		2,036	235,451
FGR	506	55		278	32,149
FOP	35	30		10	1,157
FOP	294	30		88	10,177
TOTALS	2,871			2,412	278,932

860 NW EMERALD LAKES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,919.00	UT	2.50	2.50	100	2006	2006	3	100	4,798	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

TOTAL OB/XF 9,148

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			278,932	
TOTAL MARKET OB/XF VALUE			9,148	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			323,080	
SOH/AGL Deduction			138,235	
ASSESSED VALUE			184,845	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			133,434	
TOTAL JUST VALUE			323,080	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			321,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23116	SFR	623	05/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/1489	8/08/2022	WD	U	I	11	100
GRANTOR: TYRE RONNIE R						
GRANTEE: ULLOA LOTHAR						
1111/2621	12/20/2006	WD	Q	I	01	48,000
GRANTOR: RONNIE R & JANET S TY						
GRANTEE: RONNIE & JANET TYRE						

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W7 N9 W27 S33 FGR= S22 E23 N22 W23\$ E23 S12 E15 FOP= S2 E7 N5 W7 S3\$ N3 E7 S3 E3 S4 E4 S2 E8 N2 E4 N29 FOP= N11 W30 D4 R4 S7 E26 \$ W26 N7 L4 U4 \$.