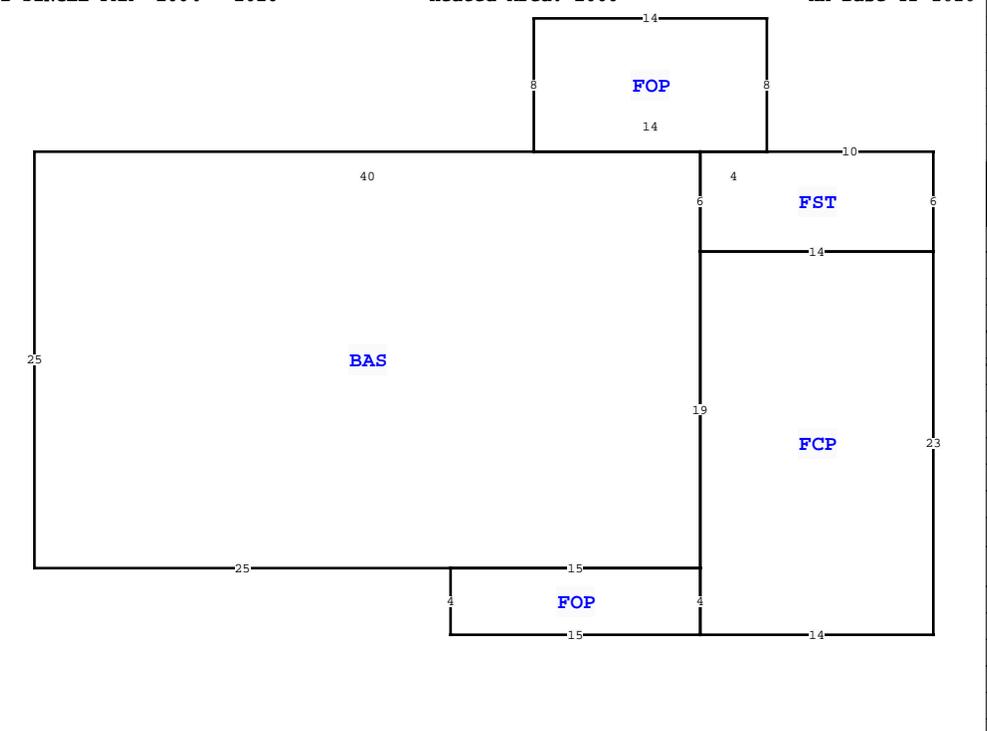


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 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	28316.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,000	100
FCP	322	25
FOP	60	30
FOP	112	30
FST	84	55
TOTALS	1,578	

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%	- 2026		131.49	154,895	1980	1980	0	0	35.00	65.00



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		100,682
TOTAL MARKET OB/XF VALUE		10,748
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		133,930
SOH/AGL Deduction		44,960
ASSESSED VALUE		88,970
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,559
TOTAL JUST VALUE		133,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052325	Electrical Servic	0	02/13/2025
000042598	Roof Replacement	10,731	08/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2053	1/03/2025	WD Q	Q	I	01	145,000

GRANTOR: WITT ARTHUR P
GRANTEE: MODESITT JACOB KYLE
0715/0551 4/06/1990 WD Q I 44,500
GRANTOR: BOWMAN JAMES L
GRANTEE: WITT-BYRD

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	85,469
FCP	322	25		80	6,837
FOP	60	30		18	1,539
FOP	112	30		34	2,906
FST	84	55		46	3,932
TOTALS	1,578			1,178	100,682

138 NW SCOTT GLN, LAKE CITY

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

EXTRA FEATURES																
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	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0031	BARN,MT AE	0	100	24	32	UT	11.00	11.00	100	2017	2017	3	100	8,448	

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

BUILDING DIMENSIONS											
BAS= W40 S25 E25 FOP= S4 E15N4 W15\$ E15 FCP= S4 E14 N23 W14 S 19\$ N19 FST= E14 N6 W10 FOP= N8 W14 S8 E14\$ W4 S6\$ N6\$.											

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		RSF	1120.00	186.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							