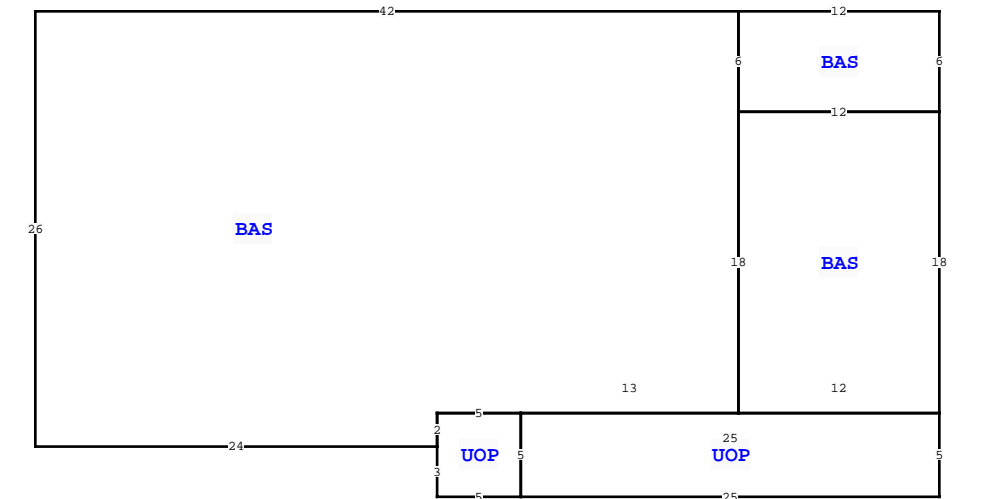


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,374	106.0000	118.72	163,121	1985	2015	0	0	12.50	87.50		
1 SINGLE FAM 100% - 2022 Heated Area: 1344 HX Base Yr 2022													



DOR CODE					
0100 SINGLE FAMILY					
MAP NUM		MKT AREA			
		06			
NEIGHBORHOOD/LOC					
28316.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	7,480
BAS	216	100		216	22,439
BAS	1,056	100		1,056	109,697
UOP	25	20		5	520
UOP	125	20		25	2,597
<b>TOTALS</b>	<b>1,494</b>			<b>1,374</b>	<b>142,731</b>

253 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	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			142,731
TOTAL MARKET OB/XF VALUE			1,950
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			169,431
SOH/AGL Deduction			35,992
ASSESSED VALUE			133,439
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			82,028
TOTAL JUST VALUE			169,431
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1118	8/27/2021	WD	Q	I	01	185,000
GRANTOR: MCKLEMURRY PAUL						
GRANTEE: POOLE MELANIE K						
1300/2307	9/10/2015	WD	Q	I	01	88,000
GRANTOR: RICHARD M III & MELIS						
GRANTEE: PAUL & ELIZABETH MC						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W42 S26 E24 UOP= S3 E5 N5 W5 S2\$ N2 E5 UOP= S5 E25 N5 W25\$ E13 BAS= E12 N18W12 S18\$ N18 BAS= E12 N6 W12 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	1105.00	277.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							