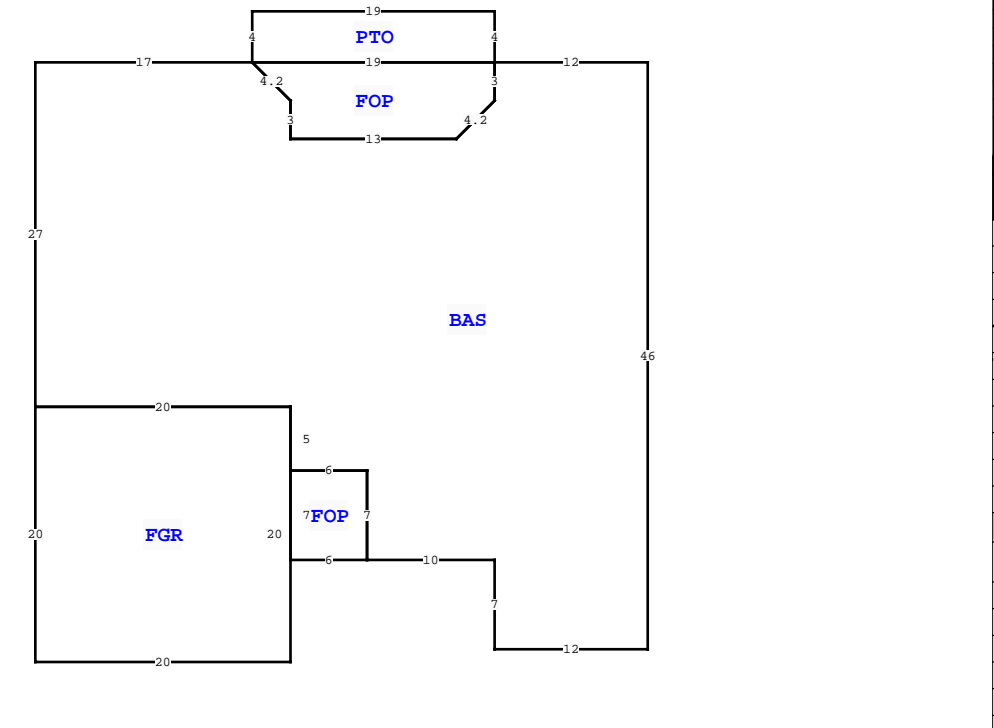


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,844	117.4000	131.49	242,468	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1578 HX Base Yr 2026													



Quality	05	05			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	28316.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100		1,578	170,143
FGR	400	55		220	23,721
FOP	42	30		13	1,401
FOP	96	30		29	3,127
PTO	76	5		4	431
TOTALS	2,192			1,844	198,824

174 NW KATELYN WAY, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	04/14/2026 MLU
				INC DATE		AG DATE	

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	813.00	UT	3.00	3.00	100	2007	2007	3	100	2,439	
2	0120	CLFENCE	4	0	100	100.00	UT	7.50	7.50	100	2007	2007	3	100	750	

TOTAL OB/XF														3,189
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LAND DESCRIPTION																								
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			198,824	
TOTAL MARKET OB/XF VALUE			3,189	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			224,513	
SOH/AGL Deduction			0	
ASSESSED VALUE			224,513	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			173,102	
TOTAL JUST VALUE			224,513	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			222,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24779	SFR	495	07/24/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/426	3/26/2024	WD	Q	I	01	255,000
GRANTOR: FORTNER TYLER C						
GRANTEE: CRANE MATTHEW BENNE						
1326/0391	11/21/2016	WD	Q	I	01	129,000
GRANTOR: BRYAN ZECHER						
GRANTEE: TYLER C FORTNER						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W12 PTO= N4 W19 S4 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20\$ E20 S5 FOP= S7 E6 N7 W6\$ E6 S7 E10 S7 E12 N46 \$.													