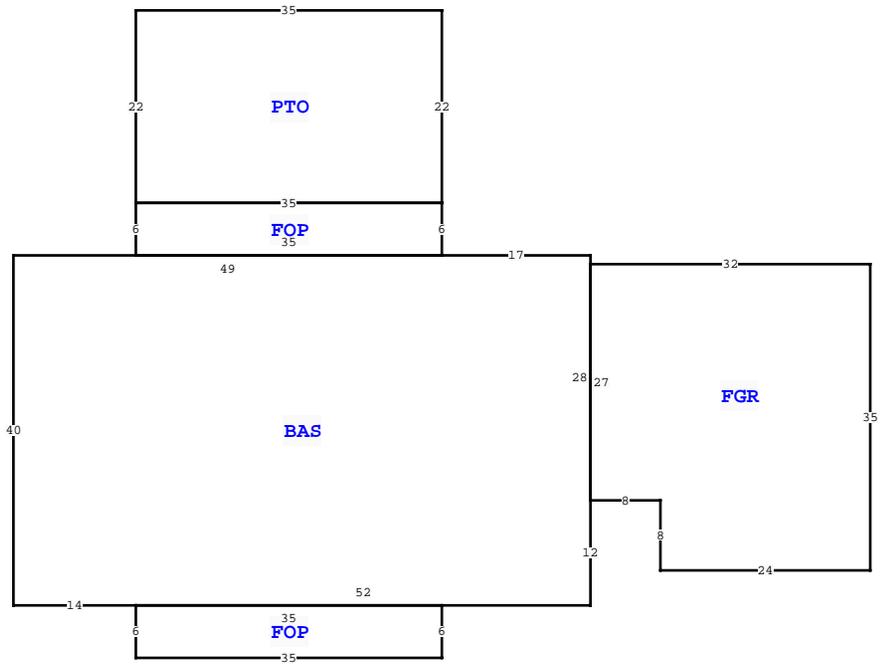


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT VINYL	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	28416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100		2,640	308,666
FGR	1,056	55		581	67,930
FOP	210	30		63	7,366
FOP	210	30		63	7,366
PTO	770	5		38	4,443
TOTALS	4,886			3,385	395,770

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,385	115.9950	129.91	439,745	2015	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2016 Heated Area: 2640 HX Base Yr 2016											



169 SW DUSK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
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	0	2,672.00	UT 2.00	2.00	100	2015	2015	3	100	5,344	
2	0166	CONC, PAVMT	0	100	0	0	0	5,306.00	UT 2.00	2.00	100	2016	2016	3	100	10,612	
3	0060	CARPORT F	0	100	44	48		2,112.00	UT 3.50	3.50	100	2016	2016	3	100	7,392	
4	0166	CONC, PAVMT	0	100	32	52		1,664.00	UT 2.00	2.00	100	2019	2019	3	100	3,328	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		395,770	
TOTAL MARKET OB/XF VALUE		26,676	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		473,446	
SOH/AGL Deduction		221,953	
ASSESSED VALUE		251,493	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		200,082	
TOTAL JUST VALUE		473,446	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,594	
LAND:2:2: 10 AC TOTAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
33626	GARAGE	366	12/11/2015
32232	SFR	865	08/25/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/746	2/12/2026	LE U		I	14	100
GRANTOR: DAVID JAMES E						
GRANTEE: DAVID JAMES E (ENH						
1208/2756	1/26/2011	WD U		V	30	100
GRANTOR: JAMES & JENNIFER DAVI						
GRANTEE: JAMES DAVID						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W17 FOP= N6 PTO= N22 W35 S22 E35\$ W35 S6 E35\$ W49 S40 E14 FOP= S6 E35 N6 W35\$ E52 N12 FGR= E8 S8 E24 N35 W32 S27\$ N28\$.											

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	51,000							