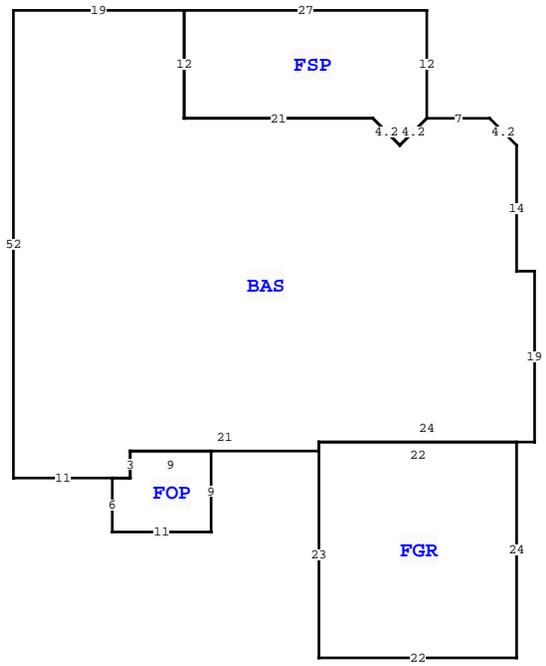


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

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%	- 2025									
Heated Area: 2342 HX Base Yr 2025												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100		2,342	261,350
FGR	528	55		290	32,362
FOP	93	30		28	3,124
FSP	333	40		133	14,842
TOTALS	3,296			2,793	311,678

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	2.00	2.00	100	2003	2003	3	100	3,696	
2	0294	SHED WOOD/	0	100	12	16		10.00	10.00	100	2013	2013	3	100	1,920	
3	0296	SHED METAL	0	100	0	0		0.00	0.00	100	2013	2013	3	100	500	

EXTRA FEATURES												
171 SW BROADLEAF CT, LAKE CITY												
TOTAL OB/XF 6,116												

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

TOTAL OB/XF 6,116												
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COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	311,678	
TOTAL MARKET OB/XF VALUE	6,116	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	352,794	
SOH/AGL Deduction	103,622	
ASSESSED VALUE	249,172	
TOTAL EXEMPTION VALUE	HX HB VX 56,411	
BASE TAXABLE VALUE	192,761	
TOTAL JUST VALUE	352,794	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	351,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049364	Roof Replacement	21,750	03/06/2024
20926	SFR	418	07/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/306	7/19/2024	WD Q	Q	I	01	450,000
GRANTOR: LINTON DAVID J						
GRANTEE: ALLEN JUSTIN C						
1107/0361	12/29/2006	WD Q	Q	I		282,500
GRANTOR: JAMES B STAUFFER						
GRANTEE: DAVID J & BRANDI LI						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W7 FSP= N12 W27 S12 E21 D3 R3 R3 U3 \$ D3 L3 L3 U3 W21 N12 W19 S52 E11 FOP= S6 E11 N9 W9 S3 W2\$ E2 N3 E21 FGR= S23 E22 N24 W22 S1\$ N1 E24 N19 W2 N14 L3 U3 \$.	