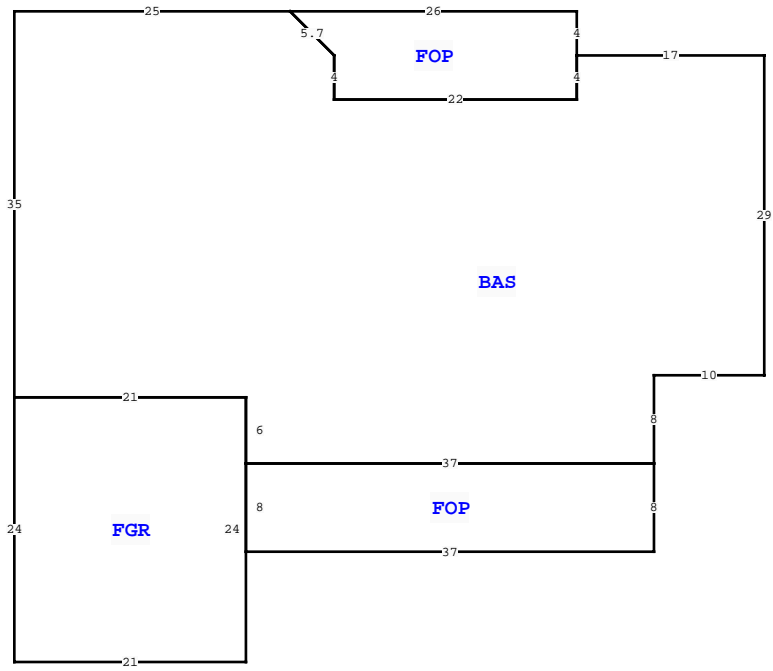


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,751	118.9524	133.23	366,516	2005	2005	0	0	10	20.00	70.00
1 SINGLE FAM 100% - 2026 Heated Area: 2330 HX Base Yr 2026												



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	30417.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,330	100		2,330	217,298
FGR	504	55		277	25,834
FOP	184	30		55	5,130
FOP	296	30		89	8,300
TOTALS	3,314			2,751	256,561

173 SW MILKWEED CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			256,561
TOTAL MARKET OB/XF VALUE			55,235
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			346,796
SOH/AGL Deduction			54,586
ASSESSED VALUE			292,210
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			240,799
TOTAL JUST VALUE			346,796
NCON VALUE			50,829
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054619	Storage Building	16,273	12/03/2025
000053912	Screen Enclosure	28,483	08/26/2025
000053813	Swimming Pool and	86,091	08/11/2025
000052952	Roof Replacement	18,000	04/28/2025
25445	POOL	130	01/22/2007
23311	SFR	718	06/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/57	5/23/2025	LE U		I	14	100
GRANTOR: KETCHER LINDA ANN (EN)						
GRANTEE: BAGGOTT ALYSIA LYNN						
1541/55	5/23/2025	WD Q		I	01	475,000
GRANTOR: KEY JENNIFER R						
GRANTEE: KETCHER LINDA ANN						

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	2,203.00	UT	2.00	2.00	100	2005	2005	3	100	4,406	
4	0281	POOL R/FIB	0 100	15	34	510.00	UT	65.00	65.00	100	2026	2025		98	32,487	
5	0282	POOL ENCL	0 100	24	48	1,152.00	UT	15.00	15.00	100	2026	2025		95	16,416	
6	0080	DECKING	0 100	0	0	642.00	UT	3.00	3.00	100	2026	2025		100	1,926	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 FOP= N4 W26 D4 R4 S4 E22 N4\$ S4 W22 N4 L4 U4 W25 S35 FGR= S24 E21 N24 W21\$ E21 S6 FOP= S8 E37 N8 W37\$ E37 N8 E10 N29\$.	

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