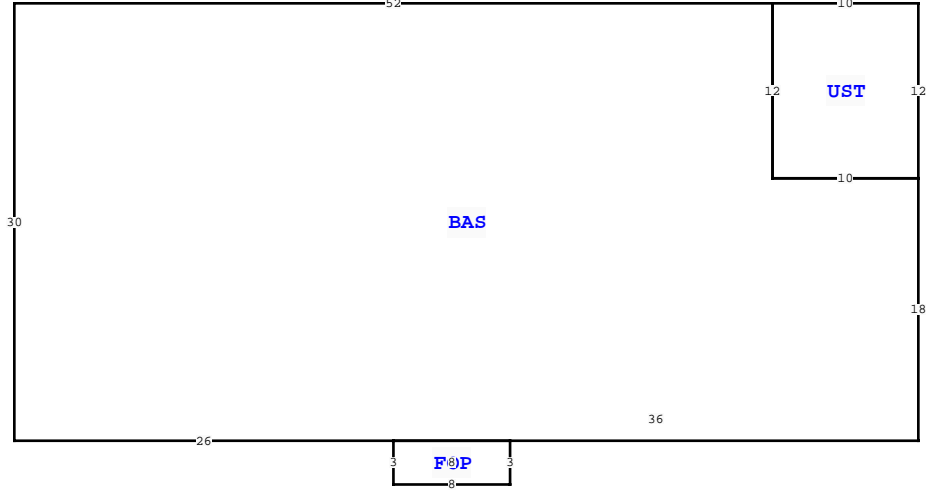


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	
FOP	24	30	
UST	120	45	
TOTALS	1,884		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,801	111.4260	124.80	224,765	1959	1959	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 1740 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			146,097
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			18,713
TOTAL MARKET VALUE			166,010
SOH/AGL Deduction			4,969
ASSESSED VALUE			161,041
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			109,630
TOTAL JUST VALUE			166,010
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045583	Electrical Servic	0	10/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1817	10/03/2022	WD	Q	I	01	160,000
GRANTOR: SKINNER PHYLLIS P						
GRANTEE: NESSMITH BRANDON TH						
1458/1601	2/04/2022	LE	U	I	14	100
GRANTOR: SKINNER PHYLLIS P						
GRANTEE: SKINNER PHYLLIS P						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0294	SHED WOOD/	0 100	0 0	1.00 UT 0.00
2	0166	CONC, PAVMT	0 100	0 0	1.00 UT 0.00
3	0120	CLFENCE 4	0 100	0 0	1.00 UT 0.00

TOTAL OB/XF												1,200			
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	0294	SHED WOOD/	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	

BUILDING NOTES											
617 NW GWEN LAKE AVE, LAKE CITY											

BUILDING DIMENSIONS											
BAS= W52 S30 E26 FOP= S3 E8 N3 W8\$ E36 N18 UST= N12 W10 S12 E10\$ W10 N12\$.											

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-3	0.00	0.00	14,970.48	SF		1.00	1.00	1.00	1.25	1.25	18,713							