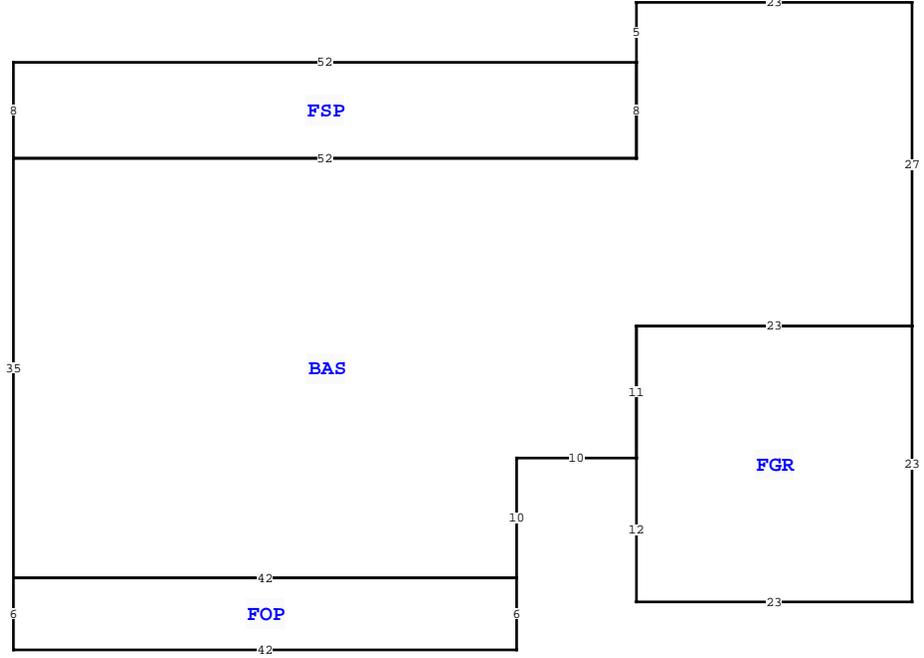


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

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% - 2022										
			Heated Area: 2341			HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY STANDARD		
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		292,332
TOTAL MARKET OB/XF VALUE		5,942
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,274
SOH/AGL Deduction		63,007
ASSESSED VALUE		270,267
TOTAL EXEMPTION VALUE		56,411
BASE TAXABLE VALUE		213,856
TOTAL JUST VALUE		333,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052357	Roof Replacement	29,600	02/17/2025
31634	MAINT/ALTR	95	12/09/2013
11207	SFR	365	05/28/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1505	11/19/2020	WD	Q	I	01	315,000
GRANTOR: LARRY D & DEBORAH D P						
GRANTEE: PATRICIA A CALDWELL						
0939/0834	11/06/2001	WD	Q	I		173,900
GRANTOR: GARY L RUSS						
GRANTEE: LARRY D & DEBORAH D						

EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,341	100		2,341	238,117
FGR	529	55		291	29,599
FOP	252	30		76	7,730
FSP	416	40		166	16,885
TOTALS	3,538			2,874	292,332

169 SW WOOD DUCK CT, LAKE CITY

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

BUILDING NOTES	

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	2,628.00	UT	1.50	1.50	100	1996	1996	3	100	3,942	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	

BUILDING DIMENSIONS	
BAS= W23 S5 FSP= W52 S8 E52 N8\$ S8 W52 S35 FOP= S6 E42 N6W42\$ E42 N10 E10 FGR= S12 E23N23 W23 S11\$ N11 E23 N27\$.	

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	1124.00	310.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							