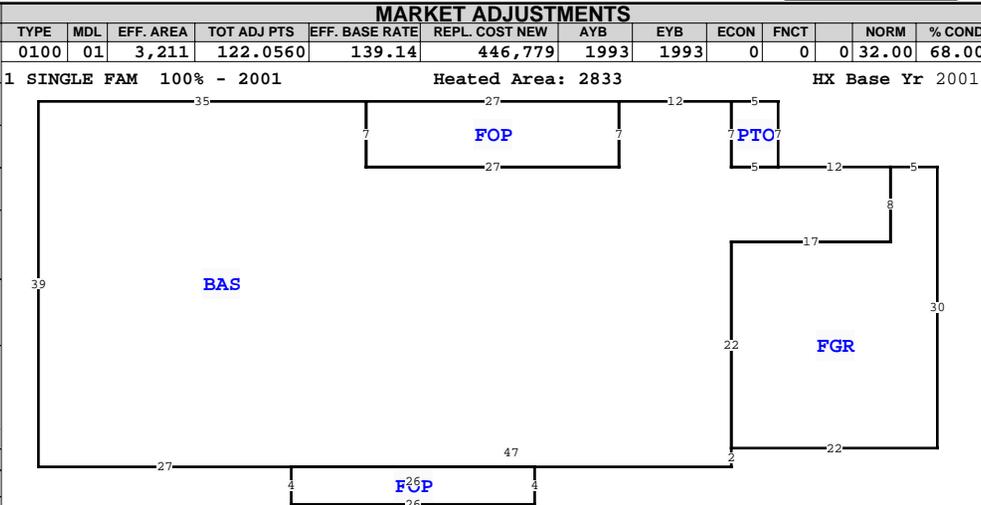


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2.5	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	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	33316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,833	100		2,833	268,045
FGR	524	55		288	27,249
FOP	104	30		31	2,933
FOP	189	30		57	5,393
PTO	35	5		2	189
TOTALS	3,685			3,211	303,810



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			303,810
TOTAL MARKET OB/XF VALUE			20,363
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			359,173
SOH/AGL Deduction			112,118
ASSESSED VALUE			247,055
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			195,644
TOTAL JUST VALUE			359,173
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			358,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048747	Roof Replacement	20,379	11/29/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0904/1349	6/15/2000	WD Q	Q	I		175,000
GRANTOR: GEOFF & ROSEMARY LLOY						
GRANTEE: LINCOLN & JULIE CAR						
0826/1531	8/15/1996	WD Q	Q	I		175,000
GRANTOR: ALVARADO-HERNANDEZ &						
GRANTEE: GEOFF & ROSEMARY LL						

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU
204 SW GREEN ACRES WAY, LAKE CITY								

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	2,305.00	UT	1.40	1.40	100	0	0	3	100	3,227	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	1993	1993	3	50	600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W35 S39 E27 FOP= S4 E26 N4 W26\$ E47 N2 FGR= E22 N30 W5 S8 W17 S22\$ N22 E17 N8 W12 PTO= N7 W5 S7 E5\$ W5 N7 W12 FOP= W27 S7 E27 N7\$ S7 W27 N7\$.	

LAND DESCRIPTION		TOTAL OB/XF														20,363								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1190.00	232.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							