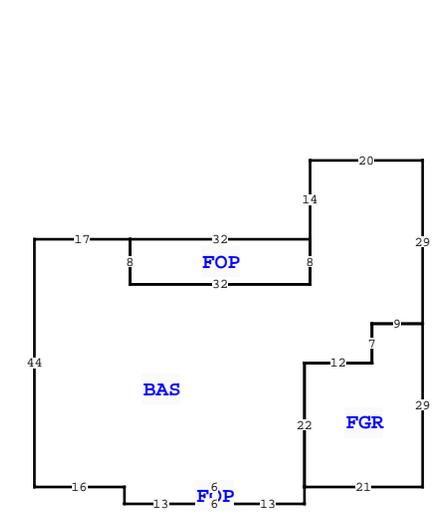
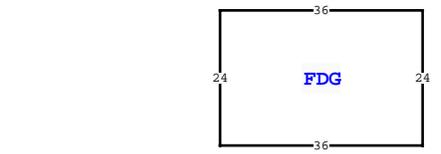


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,502	120.5710	137.45	481,350	1993	1993	0	0	0	32.80	67.20		
1 SINGLE FAM 100% - 2010 Heated Area: 2613 HX Base Yr 2010														



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY		06	33316.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,613	100		2,613	241,354		
FDG	864	60		518	47,846		
FGR	525	55		289	26,694		
FOP	18	30		5	462		
FOP	256	30		77	7,112		
TOTALS	4,276			3,502	323,467		

248 SW DRAGONFLY CT, LAKE CITY

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

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	2,377.00	UT	0.70	0.70	100	1993	1993	3	100	1,664	
3	0166	CONC,PAVMT	0	100	24	864.00	UT	2.00	2.00	100	2003	2003	3	100	1,728	

TOTAL OB/XF 4,592

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	1218.00	200.00	1.00	LT		1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			323,467
TOTAL MARKET OB/XF VALUE			4,592
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			363,059
SOH/AGL Deduction			112,815
ASSESSED VALUE			250,244
TOTAL EXEMPTION VALUE	HX HB 13		250,244
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			363,059
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053820	Remodel	30,000	08/12/2025
20035	GARAGE	150	10/11/2002
6942	SFR	300	03/12/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/2687	12/15/2009	WD	Q	I	01	272,600
GRANTOR: VELMA M KIRCHNER (IND)						
GRANTEE: LUISA M & JUAN A QU						
1184/2311	11/06/2009	QC	U	I	11	100
GRANTOR: CRAIG ROBERT KIRCHNER						
GRANTEE: VELMA M KIRCHNER (U)						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 S14 FOP= W32 S8 E32 N8 S8 W32 N8 W17 S44 E16 S3 E13 FOP= E6 N3 W6 S3 S3 N3 E6 S3 E13 N3 FGR= E21 N29 W9S7 W12 S22 S N22 E12 N7 E9 N29 S PTR= N30 PDG= N24 W36 S24 E36 S S30 S.													