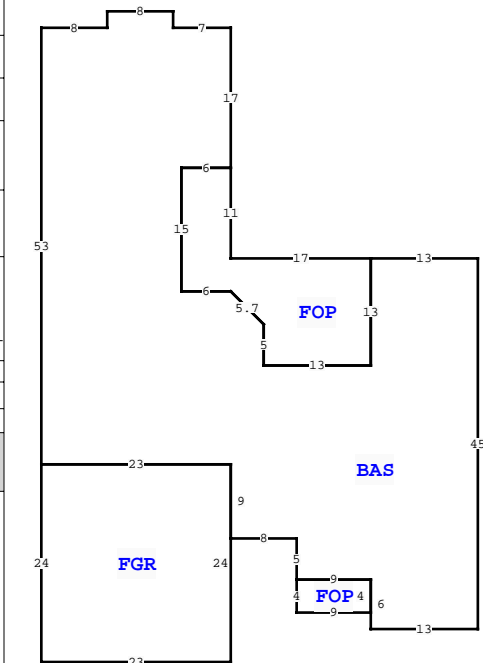


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,560	127.0962	142.35	364,416	1996	1996		0	0	29.00	71.00		
1 SINGLE FAM 100% - 1997 Heated Area: 2160 HX Base Yr 1997														



MAP NUM	MKT AREA	06			
33316.020	1.00/				
NEIGHBORHOOD/LOC	33316.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	218,308
FGR	552	55		304	30,725
FOP	36	30		11	1,112
FOP	283	30		85	8,591
TOTALS	3,031			2,560	258,735

653 SW SWEETBREEZE DR, 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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	2,322.00	UT	1.50	1.50	100	1996	1996	3	100	3,483	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			258,735	
TOTAL MARKET OB/XF VALUE			5,483	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			299,218	
SOH/AGL Deduction			92,458	
ASSESSED VALUE			206,760	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			155,349	
TOTAL JUST VALUE			299,218	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			302,863	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10296	SFR	345	10/10/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/0046	8/20/2015	WD	U	V	30	100
GRANTOR: DONALD R KENNEDY & SH						
GRANTEE: DONALD R KENNEDY &						
0811/1362	10/02/1995	WD	Q	V		19,500
GRANTOR: RICHARD C COLE ET AL						
GRANTEE: DONALD R KENNEDY &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W7 N2 W8 S2 W8 S53 FGR= S24 E23 N24 W23\$ E23 S9 E8 S5 FOP= S4 E9 N4 W9\$ E9 S6E13 N45 W13 FOP= W17 N11 W6 S15 E6 R4 D4 S5 E13 N13\$ S13 W13 N5 U4 L4 W6 N15 E6 N17\$.													

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	DPHT 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							