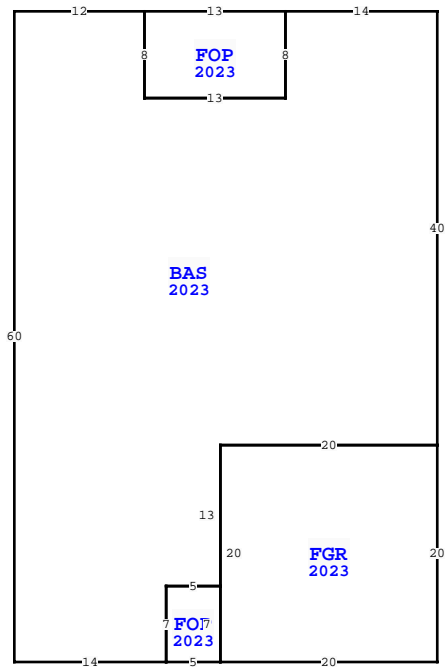


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	33316.04	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	2023	1,801	216,362
FGR	400	55	2023	220	26,430
FOP	35	30	2023	10	1,202
FOP	104	30	2023	31	3,724
TOTALS	2,340			2,062	247,718

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%	- 2023								
			Heated Area: 1801								
				HX Base Yr 2023							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			STANDARD
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			247,718
TOTAL MARKET OB/XF VALUE			4,880
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			276,598
SOH/AGL Deduction			56,999
ASSESSED VALUE			219,599
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			168,188
TOTAL JUST VALUE			276,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043211	New Residential C	177,600	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/2742	5/08/2023	LE	U	I	14	100
GRANTOR: TRAPANI MELODY (ENH L)						
GRANTEE: MCARTHUR CHRISTINA						
1473/1950	8/10/2022	WD	Q	I	01	300,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: TRAPANI MELODY						

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	0166	CONC,PAVMT	0	100	0	0		3.00	3.00	100	2023	2022		100	1,680	
2	0169	FENCE/WOOD	0	100	0	0		3,200.00	3,200.00	100	2023	2022		100	3,200	

BUILDING NOTES									
185 SW Bre LN, LAKE CITY									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=80,20] W14 S8 W13 N8 W12 S60 E14 N7 E5 N13 E20 N40 \$									
FGR=[YR=2023;ORIG=60,60] E20 S20 W20 N20 \$									
FOP=[YR=2023;ORIG=53,20] E13 S8 W13 N8 \$									
FOP=[YR=2023;ORIG=55,73] E5 S7 W5 N7 \$									

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							