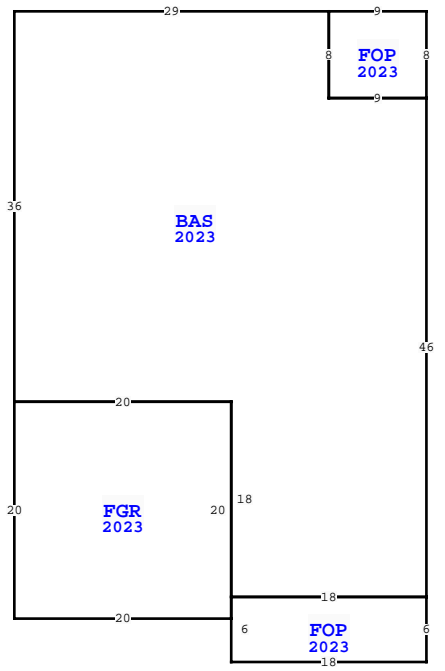


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	

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: 1620											HX Base Yr 2023	



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	1,620	100	2023	1,620	191,208
FGR	400	55	2023	220	25,967
FOP	72	30	2023	22	2,597
FOP	108	30	2023	32	3,777
TOTALS	2,200			1,894	223,548

199 SW Bre LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023
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	0166	CONC, PAVMT	0	100	0	0		1.00	UT 400.00	100	2023	2022		100	400	
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 3,200.00	100	2023	2022		100	3,200	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				223,548	
TOTAL MARKET OB/XF VALUE				3,600	
TOTAL LAND VALUE - MARKET				24,000	
TOTAL MARKET VALUE				251,148	
SOH/AGL Deduction				6,103	
ASSESSED VALUE				245,045	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				193,634	
TOTAL JUST VALUE				251,148	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				253,453	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043226	New Residential C	160,700	11/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2360	8/29/2022	WD Q	Q	I	01	284,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: HERNDEL SHERRI LYNN						
1448/2164	9/27/2021	WD Q	Q	V	05	1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=80,19] W9 N8 W29 S36 E20 S18 E18 N46 \$												
FOP=[YR=2023;ORIG=62,65] E18 S6 W18 N6 \$												
FOP=[YR=2023;ORIG=71,11] E9 S8 W9 N8 \$												
FGR=[YR=2023;ORIG=42,47] E20 S20 W20 N20 \$												

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								