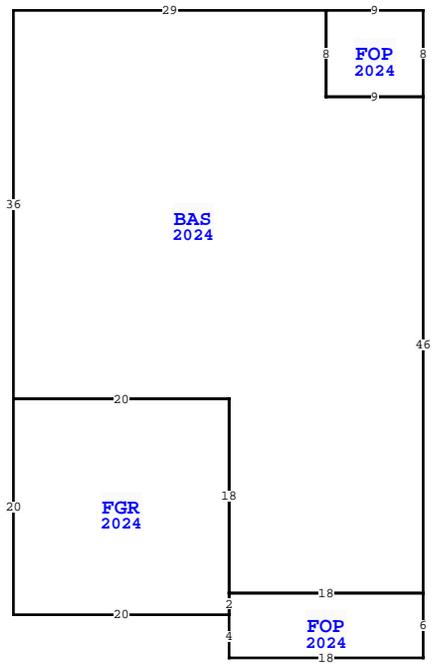


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		
0100	01	1,894	111.5500	124.94	236,636	2023	2023	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1620 HX Base Yr 2024													



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	2024	1,620	198,355
FGR	400	55	2024	220	26,937
FOP	72	30	2024	22	2,694
FOP	108	30	2024	32	3,918
TOTALS	2,200			1,894	231,903

138 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			3.00	100	2024	2023		100	1,440	

TOTAL OB/XF 1,440

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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	231,903		
TOTAL MARKET OB/XF VALUE	1,440		
TOTAL LAND VALUE - MARKET	24,000		
TOTAL MARKET VALUE	257,343		
SOH/AGL Deduction	0		
ASSESSED VALUE	257,343		
TOTAL EXEMPTION VALUE	HX HB WX 56,411		
BASE TAXABLE VALUE	200,932		
TOTAL JUST VALUE	257,343		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	259,710		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044069	New Residential C	160,700	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1408	10/07/2024	LE U	I	14		100
GRANTOR: DURSO BETH ANN (ENH L)						
GRANTEE: DURSO MARIO ARMONDO						
1501/81	9/26/2023	WD Q	I	01		290,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: DURSO BETH ANN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=60,10] S36 E20 S18 E18 N46 W9 N8 W29 \$
FGR=[YR=2024;ORIG=60,46] S20 E20 N2 N18 W20 \$
FOP=[YR=2024;ORIG=80,64] S2 S4 E18 N6 W18 \$
FOP=[YR=2024;ORIG=89,10] S8 E9 N8 W9 \$