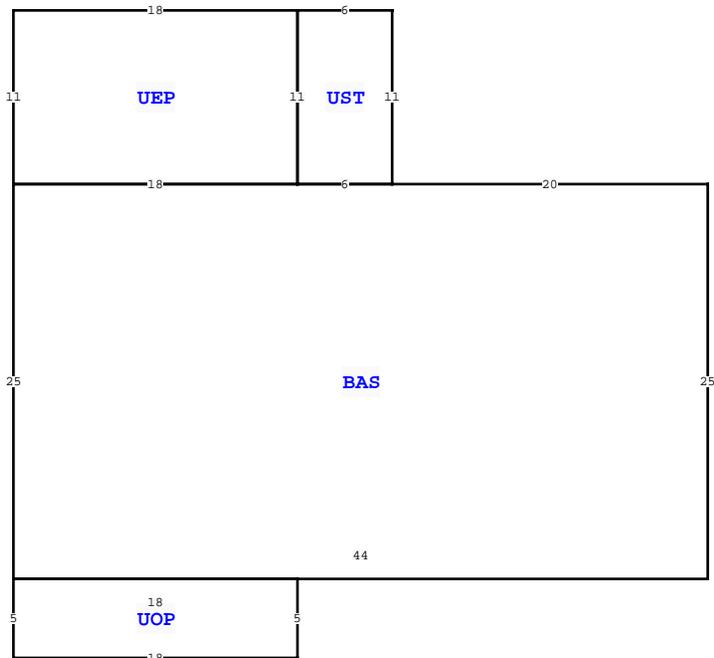


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	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	1,267	111.0000	126.54	160,326	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 100% - 1995 Heated Area: 1100 HX Base Yr 1995													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	33317.140	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	90,476
UEP	198	60		119	9,788
UOP	90	20		18	1,481
UST	66	45		30	2,467
TOTALS	1,454			1,267	104,212

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	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

254 SE DUSTIN TER, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/21/2023
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			104,212
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			123,512
SOH/AGL Deduction			76,917
ASSESSED VALUE			46,595
TOTAL EXEMPTION VALUE			25,000
BASE TAXABLE VALUE			21,595
TOTAL JUST VALUE			123,512
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,683

SALE:2:1: LOT 12 BLK 4 GOLF MANOR			
SALE:1:1: LOT 12 BLK 4 GOLF MANOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0800/1578	1/19/1995	WD	Q	I		34,000
GRANTOR: ANNA V BRACKETT						
GRANTEE: MICHAEL J GOODYEAR						
0769/1687	1/07/1993	WD	Q	I		29,000
GRANTOR: EMMA L NOLL						
GRANTEE: ANNA V BRACKETT						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 UST= N11 W6 S11 E6\$W6 UEP= N11 W18 S11 E18\$ W18 S25													
UOP= S5 E18 N5 W18\$ E44 N25\$.													

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	DPH 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-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							