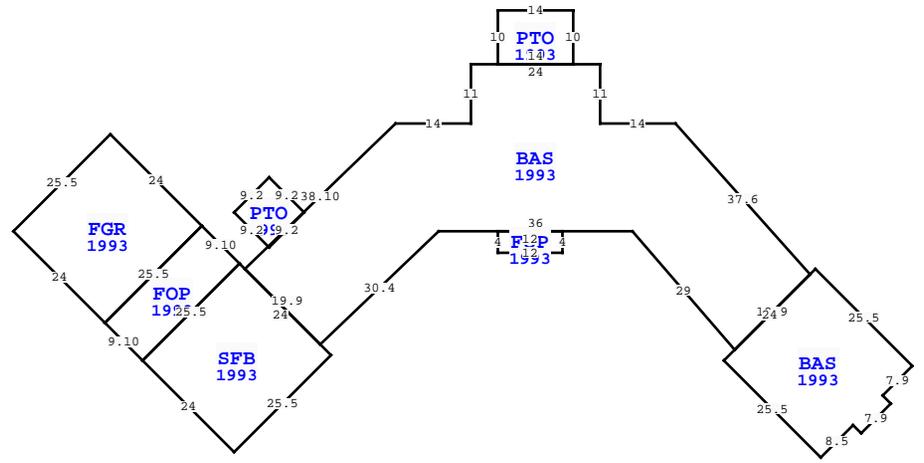




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	90 CUSTOM 100
Units	0 100
Condition Adj	03 100
Kitchen Adjus	02 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	26316.030 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,039	141.3177	161.10	650,683	1992	2010	0	0	22.50	77.50	
1 SINGLE FAM 0% - 2024 Heated Area: 3723 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	629	100	1993	629	78,532
BAS	2,482	100	1993	2,482	309,884
FGR	612	55	1993	337	42,076
FOP	48	30	1993	14	1,748
FOP	252	30	1993	76	9,489
PTO	85	5	1993	4	499
PTO	140	5	1993	7	874
SFB	612	80	1993	490	61,178
TOTALS	4,860			4,039	504,279

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	504,279			
TOTAL MARKET OB/XF VALUE	16,358			
TOTAL LAND VALUE - MARKET	42,000			
TOTAL MARKET VALUE	562,637			
SOH/AGL Deduction	0			
ASSESSED VALUE	562,637			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	562,637			
TOTAL JUST VALUE	562,637			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	563,399			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051402	Roof Replacement	40,986	11/06/2024
25953	ADDN SFR	108	06/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/2553	9/15/2023	WD	U	I	11	100
GRANTOR: WARD EDWARD LEE JR						
GRANTEE: HAZEN LINDA REVOCAB						
1497/228	8/15/2023	WD	Q	I	01	590,000
GRANTOR: WARD EDWARD LEE JR						
GRANTEE: HAZEN LINDA REVOCAB						

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	0	30	20	600.00	UT	1.40	1.40	100	0	0	3	100	840	
3	0166	CONC, PAVMT	0	0	50	24	1,200.00	UT	1.40	1.40	100	0	0	3	100	1,680	
4	0166	CONC, PAVMT	0	0	210	15	3,150.00	UT	1.40	1.40	100	0	0	3	100	4,410	
5	0169	FENCE/WOOD	0	0	0	0	288.00	UT	7.50	7.50	100	1993	1993	3	100	2,160	
6	0166	CONC, PAVMT	0	0	34	34	1,156.00	UT	3.00	3.00	100	2007	2007	3	100	3,468	
7	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

TOTAL OB/XF													16,358											
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							

LAND DESCRIPTION												
272 NW FAIRWAY DR, LAKE CITY												

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/03/2025 MLU												

BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=-2,-24] W24 S11 W14 D27L28 D14R14 U21R22 E36 D22R19 U14R14 U28L25 W14 N11 \$												
BAS=[YR=1993;ORIG=56,32] U18L18 D17L17 D18R18 U6R6 D1.6R1.6 U5.6R5.6 U1.6L1.6 U5.6R5.6 \$												
SFB=[YR=1993;ORIG=-52,30] U17L17 D18L18 D17R17 U18R18 \$												
FGR=[YR=1993;ORIG=-76,6] U17L17 D18L18 D17R17 U18R18 \$												
FOP=[YR=1993;ORIG=-69,13] U7L7 D18L18 D7R7 U18R18 \$												
PTO=[YR=1993;ORIG=-7,-34] W14 S10 E14 N10 \$												
PTO=[YR=1993;ORIG=-57,3.6] U6.6L6.6 D6.6L6.6 D6.6R6.6 U6.6R6.6 \$												
FOP=[YR=1993;ORIG=-21,11] E12 N4 W12 S4 \$												