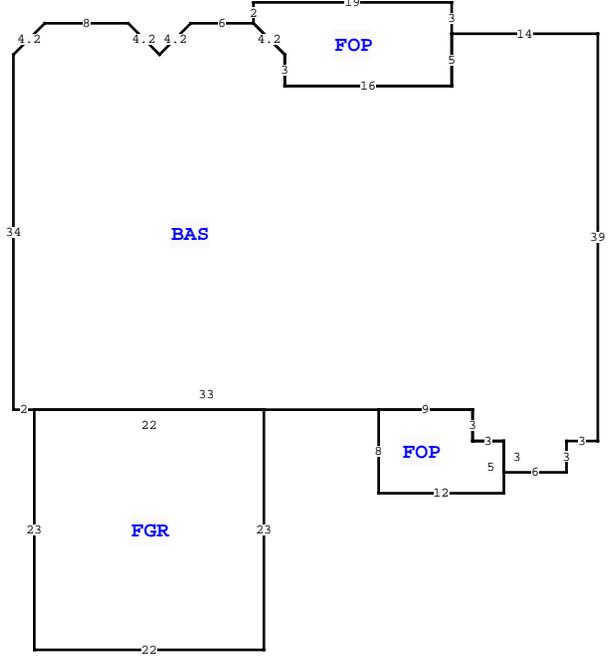




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

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%	- 2021									
Heated Area: 1998						HX Base Yr 2021						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100		1,998	231,021
FGR	506	55		278	32,144
FOP	87	30		26	3,006
FOP	139	30		42	4,856
TOTALS	2,730			2,344	271,027

900 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
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		2.00	100	2004	2004	3	100	3,204

TOTAL OB/XF 3,204

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			271,027
TOTAL MARKET OB/XF VALUE			3,204
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			309,231
SOH/AGL Deduction			63,390
ASSESSED VALUE			245,841
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			194,430
TOTAL JUST VALUE			309,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3004	SFR	587	07/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1922	9/24/2020	WD Q	Q	I	01	265,000
GRANTOR: ROBERT L & MYRNA L LE						
GRANTEE: JEFFREY SCHULTZ						
1339/1487	6/03/2017	WD Q	Q	I	01	215,000
GRANTOR: ELHAM FAKHRE & RAYMON						
GRANTEE: ROBERT L & MYRNA L						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W14 FOP= N3 W19 S2 D3 R3 S3 E16 N5\$ S5 W16 N3 L3 U3 W6 D3 L3 L3 U3 W8 D3 L3 S34 E2 FGR= S23 E22 N23 W22\$ E33 FOP= S8 E12 N5 W3 N3 W9\$ E9 S3 E3 S3 E6 N3 E3 N39\$.												