

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	02	WINDOW	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	34316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100		1,896	148,012
FCP	252	25		63	4,918
FOP	72	30		22	1,717
FSP	120	40		48	3,747
UST	84	45		38	2,967
TOTALS	2,424			2,067	161,361

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,067	105.3500	120.10	248,247	1971	1971	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1896 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			161,361
TOTAL MARKET OB/XF VALUE			1,434
TOTAL LAND VALUE - MARKET			31,450
TOTAL MARKET VALUE			194,245
SOH/AGL Deduction			89,328
ASSESSED VALUE			104,917
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			53,506
TOTAL JUST VALUE			194,245
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1495	7/11/2023	WD	U	I	11	100
GRANTOR: FENTER CHARLOTTE L						
GRANTEE: FENTER CHARLOTTE L						
0663/0369	10/03/1988	WD	Q	I		57,000
GRANTOR: MYNHIER CHARLES						
GRANTEE: FENTER JERRY W &						

EXTRA FEATURES		127 SW ANN PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1.200.00
2	0166	CONC, PAVMT	1.20

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		MLU

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	0190	FPLC PF	0	100	0	0	1.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	15	13	195.00	1.20	100	0	0	3	100	234	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S24 E30 FOP= S4 E18N4 W18 E18 FCP= S4 E12 N21 W12 S17 N17 UST= E12 N7 W12 S7 N7 E4 N31 FSP= N5 W24 S5 E24 S W24 S31 S.	

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	1250.00	175.00	2.00	LT		1.00	1.00	0.85	18,500.00	15,725.00	31,450							