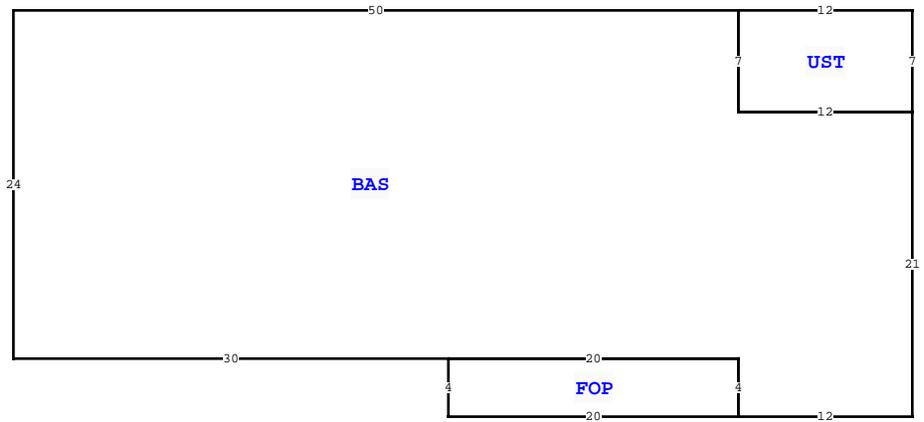


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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

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: 1452			HX Base Yr 2021					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100		1,452	128,564
FOP	80	30		24	2,125
UST	84	45		38	3,364
TOTALS	1,616			1,514	134,054

179 SW ANN PL, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/21/2023 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	0021	BARN,FR AE	0	100	18	24		1.00	UT 0.00	0.00	100	0	3	100	3,000	

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			134,054
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			31,450
TOTAL MARKET VALUE			168,504
SOH/AGL Deduction			42,635
ASSESSED VALUE			125,869
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			74,458
TOTAL JUST VALUE			168,504
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/2389	7/29/2020	WD Q	Q	I	01	154,900
GRANTOR: DONALD MAILLOUX & JAC						
GRANTEE: TIFFANY CRAY						
1263/1304	8/21/2013	WD Q	Q	I	01	108,500
GRANTOR: BRADLEY NEAL (SINGLE)						
GRANTEE: DONALD MAILLOUX & J						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W50 S24 E30 FOP= S4 E20N4 W20\$ E20 S4 E12 N21 UST= N7 W12 S7 E12\$ W12 N7\$.											