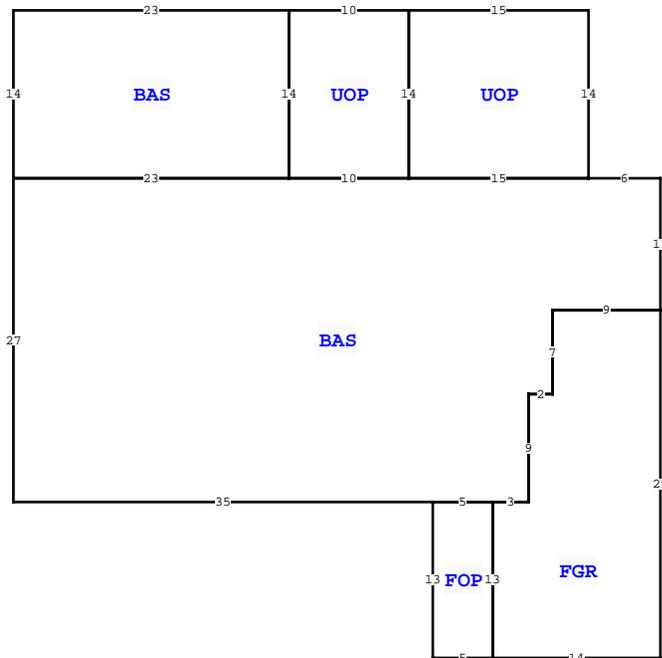


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	17 MSNRY STUC 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
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	34317.020 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	1,897	110.0880	125.50	238,074	1972	1972	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1618 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	322	100		322	26,267
BAS	1,296	100		1,296	105,721
FGR	344	55		189	15,418
FOP	65	30		20	1,632
UOP	140	20		28	2,284
UOP	210	20		42	3,426
TOTALS	2,377			1,897	154,748

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	125	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

253 SE GREG PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			154,748
TOTAL MARKET OB/XF VALUE			775
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			174,023
SOH/AGL Deduction			5,648
ASSESSED VALUE			168,375
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			168,375
TOTAL JUST VALUE			174,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/1259	5/31/2011	WD U	U	I	30	75,000
GRANTOR: RIGSBY ENTERPRISES LL						
GRANTEE: MARY DECKMAN RIGSBY						
1168/0150	2/03/2009	WD U	U	I	12	25,900
GRANTOR: EQUICREDIT CORP OF AM						
GRANTEE: RIGSBY ENTERPRISES						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W6 UOP= N14 W15 S14 E15\$ W15 UOP= N14 W10 S14 E10\$ W10	
BAS= N14 W23 S14 E23\$ W23 S27 E35 FOP= S13 E5 N13 W5\$ E5 FGR= S13 E14 N29 W9 S7 W2 S9 W3\$ E3 N9 E2 N7 E9 N11\$.	

LAND DESCRIPTION																								
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							