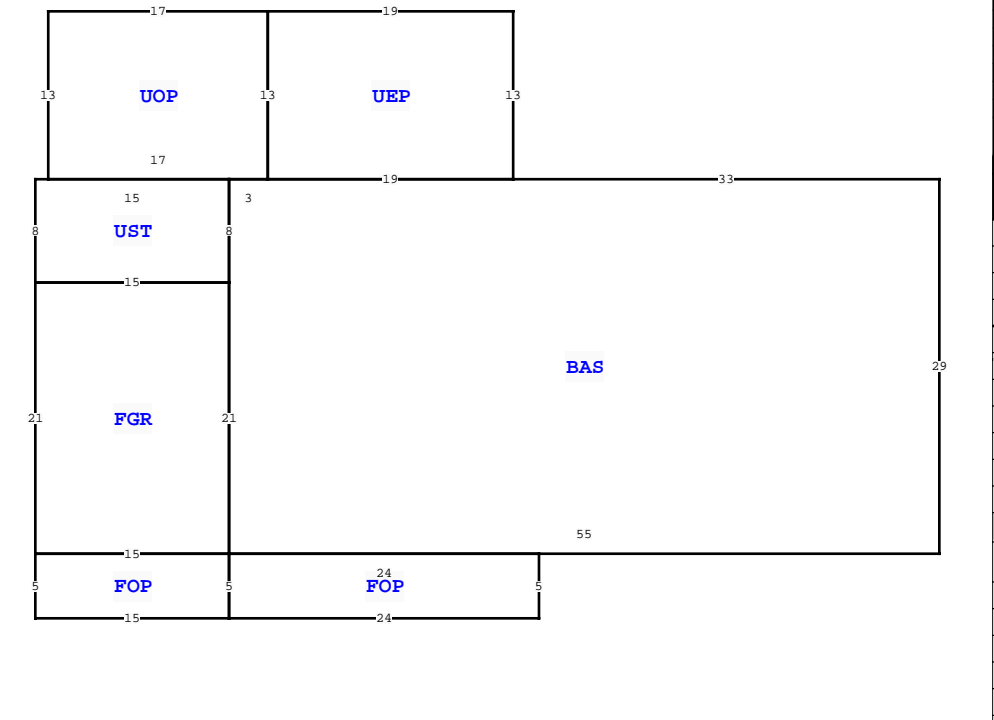


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2019	Heated Area: 1595						HX Base Yr 2019	



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34317.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100		1,595	137,411
FGR	315	55		173	14,904
FOP	75	30		22	1,895
FOP	120	30		36	3,101
UEP	247	60		148	12,750
UOP	221	20		44	3,791
UST	120	45		54	4,652
TOTALS	2,693			2,072	178,505

503 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
3	0294	SHED WOOD/	0	100	22	12	1.00	UT	0.00	0.00	100
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	0	3	100	200	
1993	1993	3	100	400	
0	0	3	100	1,150	
2012	2012	3	100	100	
2017	2017	3	100	800	

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	2.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	40,500							

COLUMBIA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			178,505
TOTAL MARKET OB/XF VALUE			2,650
TOTAL LAND VALUE - MARKET			40,500
TOTAL MARKET VALUE			221,655
SOH/AGL Deduction			83,594
ASSESSED VALUE			138,061
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			86,650
TOTAL JUST VALUE			221,655
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			214,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0378	9/27/2017	QC	U	I	11	100
GRANTOR: JOHN G & PATRICIA WIL						
GRANTEE: ERIC C WILSON						
1242/1227	10/02/2012	QC	U	I	11	100
GRANTOR: MAGS LLC						
GRANTEE: JOHN G & PATRICIA W						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W33 UEP= N13 W19 S13 E19\$ W19 UOP= N13 W17 S13 E17\$ W3 UST= W15 S8 E15 N8\$ S8 FGR= W15 S21 FOP= S5 E15 N5 W15\$ E15 N21 \$ S21 FOP= S5 E24 N5 W24\$ E55 N29\$.