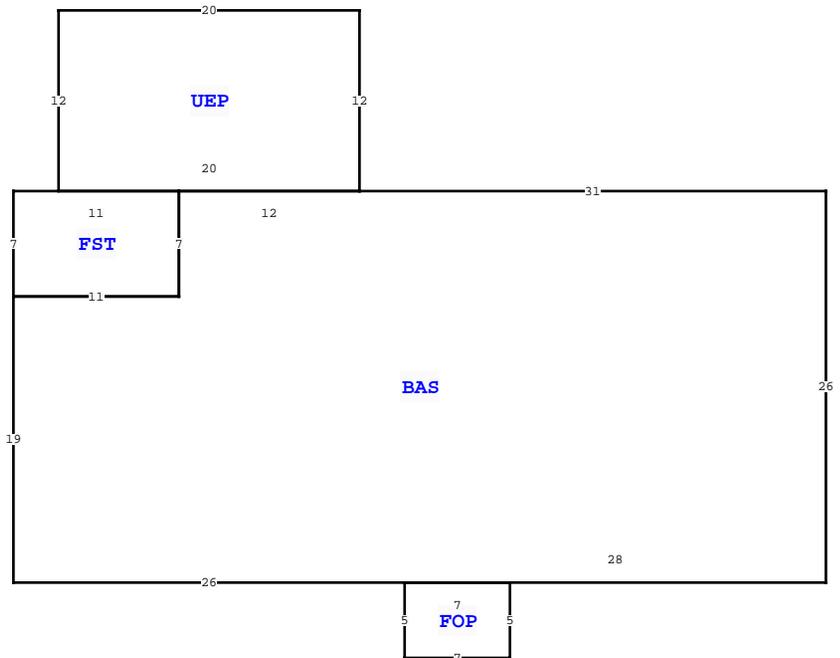




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.1	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			
0100	01	1,523	114.6420	130.69	199,041	1970	1980	0	0	35.00	65.00			
1 SINGLE FAM 0% - 0 Heated Area: 1327 HX Base Yr														



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	1,327	100		1,327	112,727
FOP	35	30		10	850
FST	77	55		42	3,568
UEP	240	60		144	12,232
TOTALS	1,679			1,523	129,377

840 SE DEFENDER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	0	16	10	1.00	UT	0.00	0.00	100	0	0	3	100	700	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 1,150

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		129,377	
TOTAL MARKET OB/XF VALUE		1,150	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		149,027	
SOH/AGL Deduction		1,837	
ASSESSED VALUE		147,190	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		147,190	
TOTAL JUST VALUE		149,027	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049295	Roof Replacement	8,400	02/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0588	7/12/2017	WD U	U	I	12	74,000

GRANTOR: CARRINGTON MORTGAGE S
GRANTEE: PARKER DEVELOPMENT,
1338/2660 6/13/2017 CT U I 18 67,000
GRANTOR: CLERK OF COURT
GRANTEE: CARRINGTON MORTGAGE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W31 UEP= N12 W20 S12 E20\$ W12 FST= W11 S7 E11 N7\$ S7 W11 S19 E26 FOP= S5 E7 N5 W7\$ E28 N26\$.