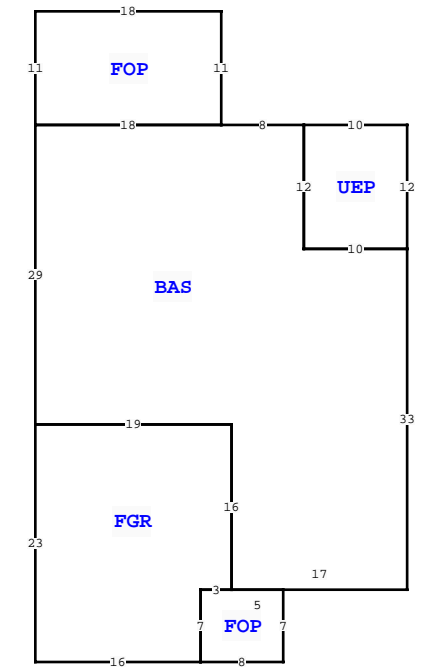


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,573	108.5040	121.52	191,151	1990	1990	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2018 Heated Area: 1196 HX Base Yr 2018													



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	34317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	94,470
FGR	416	55		229	18,088
FOP	56	30		17	1,343
FOP	198	30		59	4,661
UEP	120	60		72	5,687
TOTALS	1,986			1,573	124,248

171 SE TRISTIN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
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	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE	4	0	100	0	0	240.00	UT	4.50	100	2003	2003	3	100	1,080	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			124,248
TOTAL MARKET OB/XF VALUE			1,730
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			148,478
SOH/AGL Deduction			56,882
ASSESSED VALUE			91,596
TOTAL EXEMPTION VALUE	HX HB SX		91,596
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			148,478
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052967	Roof Replacement	9,252	04/29/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2419	5/26/2016	TR	Q	I	01	88,500
GRANTOR: GARY L SMITH AS TRUST						
GRANTEE: DARRYL & MARIANNA H						
1315/2418	5/21/2016	WD	U	I	11	100
GRANTOR: GARY L SMITH (SINGLE)						
GRANTEE: GARY L SMITH AS TRU						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W8 FOP= N11 W18 S11 E18\$ W18 S29 FGR= S23 E16 N7E3 N16 W19\$ E19 S16 FOP= W3 S7 E8 N7 W5\$ E17 N33 UEP= N12 W10 S12 E10\$ W10 N12\$.													

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							