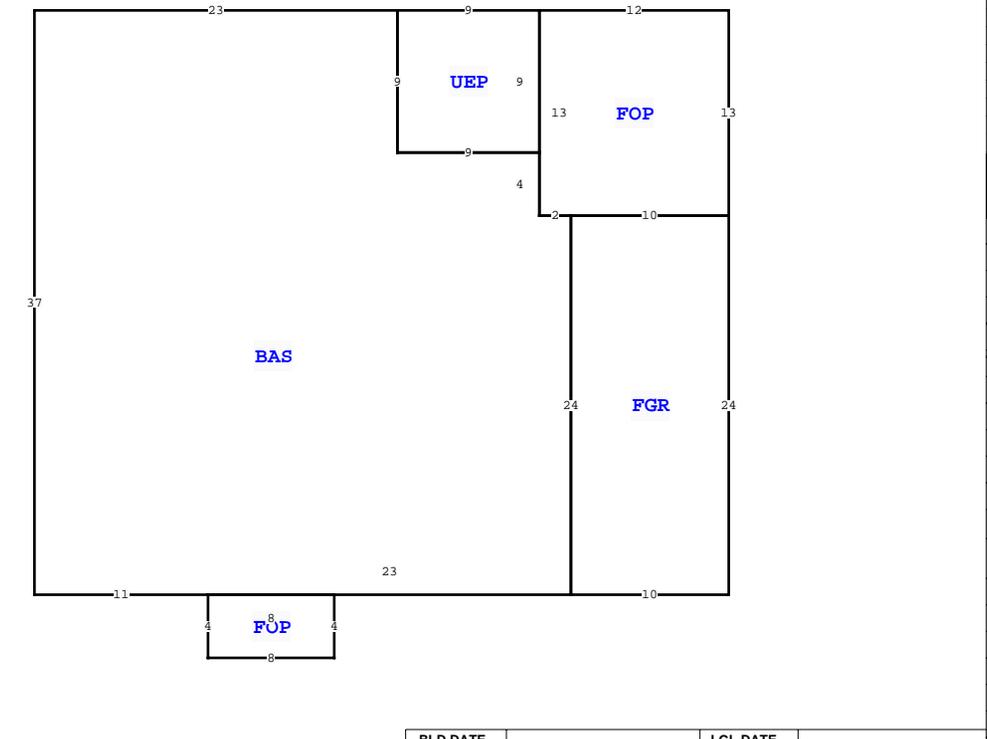


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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

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%	- 2026									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,151	100		1,151	112,658
FGR	240	55		132	12,920
FOP	32	30		10	978
FOP	156	30		47	4,600
UEP	81	60		49	4,796
TOTALS	1,660			1,389	135,953

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		135,953		
TOTAL MARKET OB/XF VALUE		1,104		
TOTAL LAND VALUE - MARKET		22,500		
TOTAL MARKET VALUE		159,557		
SOH/AGL Deduction		103,138		
ASSESSED VALUE		56,419		
TOTAL EXEMPTION VALUE	HX HB	31,419		
BASE TAXABLE VALUE		25,000		
TOTAL JUST VALUE		159,557		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		135,440		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043093	Roof Replacement	10,492	11/03/2021
7827	SFR	32,000	01/29/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/519	12/12/2025	WD	Q	I	01	210,000

GRANTOR: ROBINSON KENNETH A
GRANTEE: LAWLESS JEFFERY J
1282/0221 9/26/2014 WD U I 11 100
GRANTOR: KENNETH A ROBINSON
GRANTEE: KENNETH A & NORMA L

EXTRA FEATURES		205 SE TRISTIN LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.40
2	0296	SHED METAL	0.00

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

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	100	0	360.00	UT	1.40	1.40	100	0	0	3	100	504	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W23 S37 E11 FOP= S4 E8 N4 W8\$ E23 FGR= E10 N24 W10 S24\$ N24 FOP= E10 N13 W12 S13E2\$ W2 N4 UEP= N9 W9 S9 E9\$ W9 N9\$.												

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							