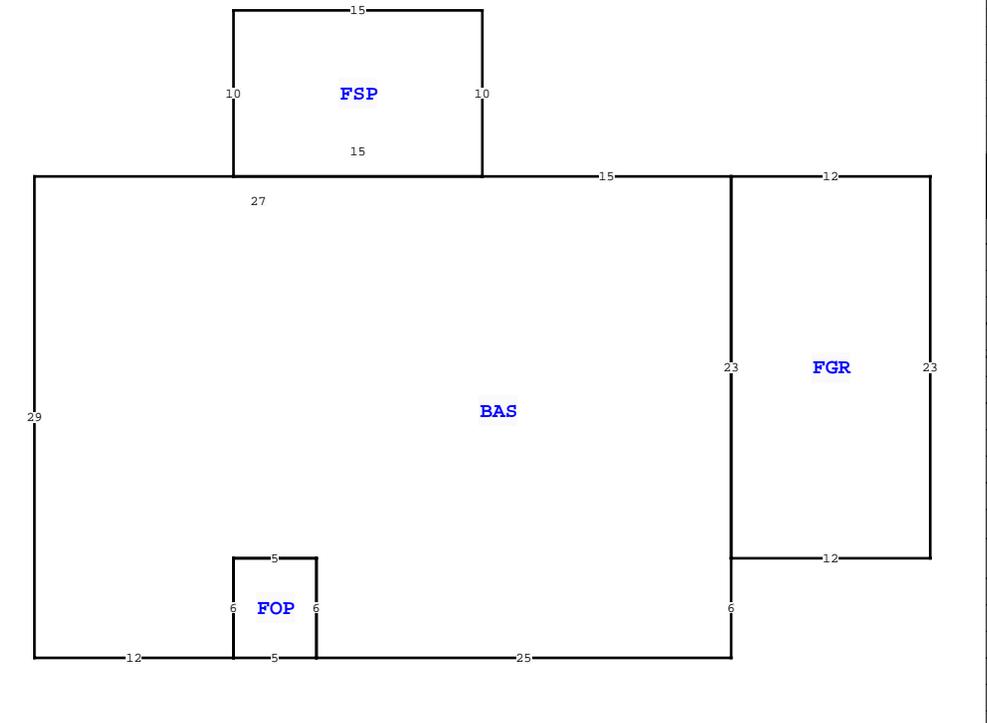


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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	
0100	01	1,409	125.4240	140.47	197,922	1995	2005	0	0	24.50	75.50	



Quality					
DOR CODE	0100 SINGLE FAMILY				
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	1,188	100		1,188	125,993
FGR	276	55		152	16,120
FOP	30	30		9	954
FSP	150	40		60	6,363
<b>TOTALS</b>	<b>1,644</b>			<b>1,409</b>	<b>149,431</b>

239 SE TRISTIN LN, LAKE CITY

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

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	100	0	0	531.00	UT	1.50	1.50	100	1995	1995	3	100	797	
2	0120	CLFENCE 4	0	100	0	0	140.00	UT	4.50	4.50	100	2003	2003	3	100	630	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,431
TOTAL MARKET OB/XF VALUE		2,227
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		174,158
SOH/AGL Deduction		13,060
ASSESSED VALUE		161,098
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		59,687
TOTAL JUST VALUE		174,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37323	MAINT/ALTR	0	10/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/645	12/22/2023	WD	Q	I	01	190,000
GRANTOR: DESANDRE LOUIS JR						
GRANTEE: CLEMONS ARCHIE W						
1396/2649	10/18/2019	WD	Q	I	01	129,900
GRANTOR: PAUL E GOODRICH & OK						
GRANTEE: LOUIS JR & LORA DES						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 FSP= N10 W15 S10 E15\$ W27 S29 E12 FOP= E5 N6 W5 S6\$ N6 E5 S6 E25 N6 FGR= E12 N23 W12 S23\$ N23\$.

LAND DESCRIPTION																								
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							