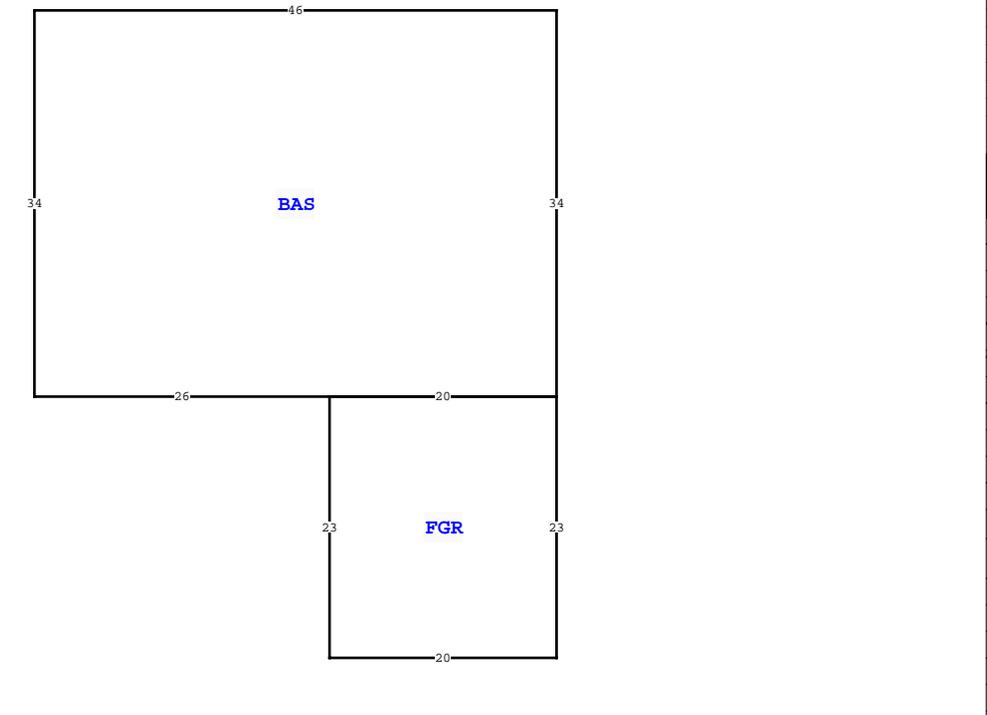


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 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
1	SINGLE FAM	100%	2014								
Heated Area: 1564						HX Base Yr 2014					



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	1,564	100		1,564	121,514
FGR	460	55		253	19,657
TOTALS	2,024			1,817	141,171

244 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	0166	CONC,PAVMT	0	100	0	0		1.40	1.40	100	0	0	3	100	1,165	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		141,171
TOTAL MARKET OB/XF VALUE		1,165
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		164,836
SOH/AGL Deduction		60,689
ASSESSED VALUE		104,147
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		2,736
TOTAL JUST VALUE		164,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/1553	9/02/2025	LE U		I	14	100
GRANTOR: BRADY-PEWETT MARY FRA						
GRANTEE: BRADY-PEWETT MARY F						
1233/0681	9/26/2011	WD U		I	11	100
GRANTOR: JOSEPH R LEBEAU & MAR						
GRANTEE: JOSEPH R LEBEAU & M						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W46 S34 E26 FGR= S23 E20 N23 W20\$ E20 N34\$.											

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							