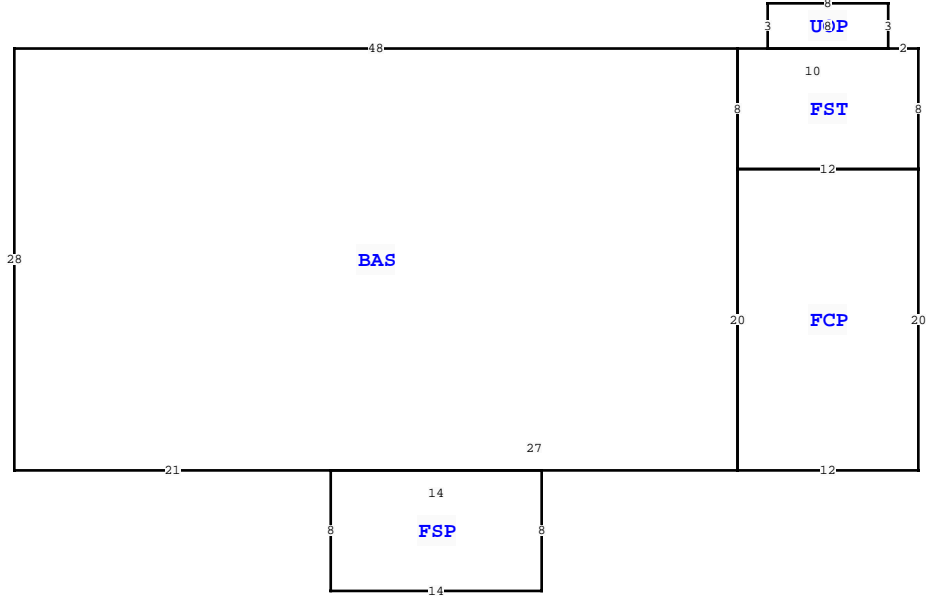


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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	1,507	110.3850	123.63	186,310	1965	1965	20	0	35.00	45.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1344 HX Base Yr 2026													



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		34317.070 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	74,772
FCP	240	25		60	3,338
FSP	112	40		45	2,503
FST	96	55		53	2,948
UOP	24	20		5	278
<b>TOTALS</b>	<b>1,816</b>			<b>1,507</b>	<b>83,840</b>

175 SE BEECH ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			83,840	
TOTAL MARKET OB/XF VALUE			1,500	
TOTAL LAND VALUE - MARKET			24,050	
TOTAL MARKET VALUE			109,390	
SOH/AGL Deduction			61,226	
ASSESSED VALUE			48,164	
TOTAL EXEMPTION VALUE	HX HB DV		35,000	
BASE TAXABLE VALUE			13,164	
TOTAL JUST VALUE			109,390	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			109,390	

LAND:1:1: 21,875 SF. (3.5 PLATTED LOTS).

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3037	MAINT/ALTR	50	08/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/9	5/09/2023	WD	U	I	11	100
GRANTOR: CHANDLER JERRY W						
GRANTEE: CHANDLER JERRY W						
1488/554	3/29/2023	QC	U	I	11	100
GRANTOR: KNEBEL GRACE A						
GRANTEE: CHANDLER JERRY W						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S28 E21 FSP= S8 E14N8 W14\$ E27 FCP= E12 N20 W12 S20\$ N20 FST= E12 N8 W2 UOP= N3 W8 S3 E8\$ W10 S8\$ N8\$.	

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	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	8	8	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1993	1993	3	100	400	
<b>TOTAL OB/XF 1,500</b>																

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	2175.00	125.00	1.00	LT		1.00	1.00	1.30	18,500.00	24,050.00	24,050							