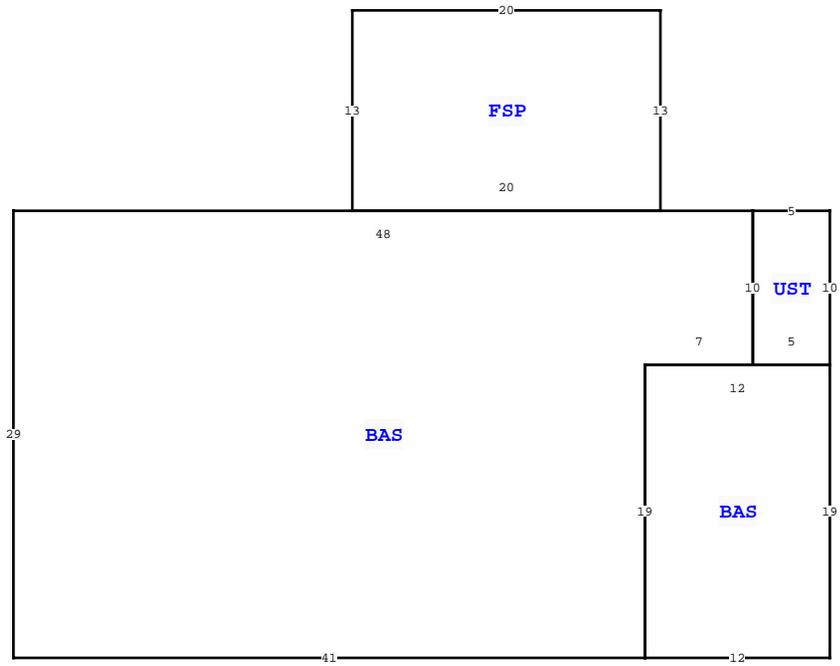




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		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
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
BAS	228	100	
BAS	1,259	100	
FSP	260	40	
UST	50	45	
TOTALS	1,797		

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%	2011								
Heated Area: 1487			HX Base Yr 2011								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		146,248	
TOTAL MARKET OB/XF VALUE		750	
TOTAL LAND VALUE - MARKET		51,800	
TOTAL MARKET VALUE		198,798	
SOH/AGL Deduction		89,075	
ASSESSED VALUE		109,723	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		58,312	
TOTAL JUST VALUE		198,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053895	Remodel	14,275	08/22/2025
000041934	Screen Enclosure	6,000	05/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/1431	2/13/2020	QC	U	I	11	100
GRANTOR: KIM PEREZ						
GRANTEE: KIMBERLY A WILSON-P						
1402/2493	1/09/2020	WD	U	I	30	100
GRANTOR: MARGARET ALDIO GUY						
GRANTEE: KIMBERLY A WILSON-P						

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			0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0			0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0			0.00	100	2012	2012	3	100	200	
4	0258	PATIO	0	100	0	0			0.00	100	2012	2012	3	100	50	

TOTAL OB/XF												750					
438 SE LLEWELLYN AVE, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/21/2023		MLU			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W48 S29 E41 N19 E7 N10 \$											
BAS=[ORIG=-7,29] E12 N19 W12 S19 \$											
UST=[ORIG=0,10] E5 N10 W5 S10 \$											
FSP=[ORIG=-26,-13] E20 S13 W20 N13 \$											

LAND DESCRIPTION												TOTAL OB/XF												750					
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	18,500.00	18,500.00	18,500												
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	33,300												