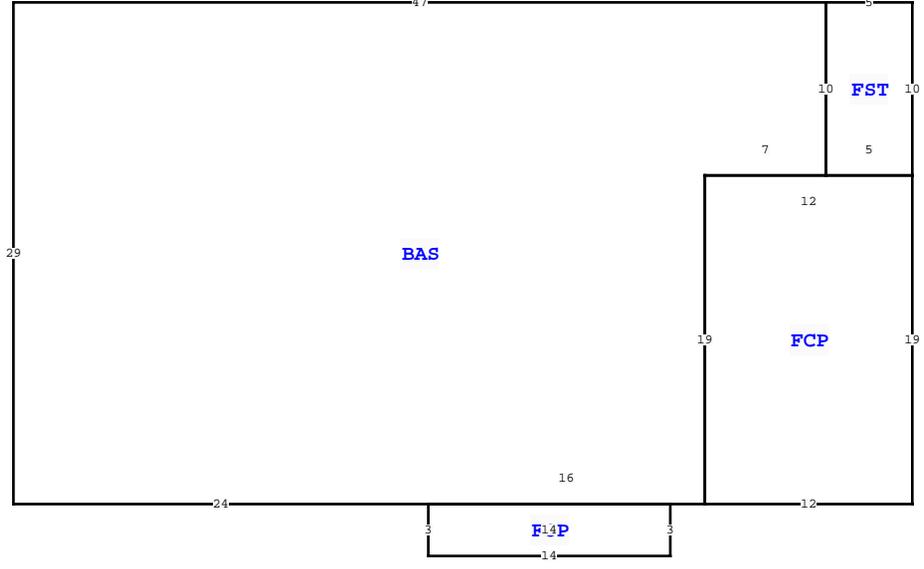


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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%	- 2025									
			Heated Area: 1230				HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100		1,230	156,103
FCP	228	25		57	7,234
FOP	42	30		13	1,650
FST	50	55		28	3,553
<b>TOTALS</b>	<b>1,550</b>			<b>1,328</b>	<b>168,540</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			168,540
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			187,340
SOH/AGL Deduction			0
ASSESSED VALUE			187,340
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			135,929
TOTAL JUST VALUE			187,340
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/2188	3/20/2024	WD	Q	I	01	190,000
GRANTOR: STARLING ADAM CASEY						
GRANTEE: WELCH JENNIE						
1493/644	6/16/2023	QC	U	I	11	100
GRANTOR: STARLING ADAM CASEY						
GRANTEE: STARLING ADAM CASEY						

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	

EXTRA FEATURES		449 SE GOLF CLUB AVE, LAKE CITY	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W47 S29 E24 FOP= S3 E14N3 W14\$ E16 FCP= E12 N19 W12 S19\$ N19 E7 FST= E5 N10 W5 S10\$ N10\$.	

LAND DESCRIPTION		TOTAL OB/XF															300							
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	80.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							