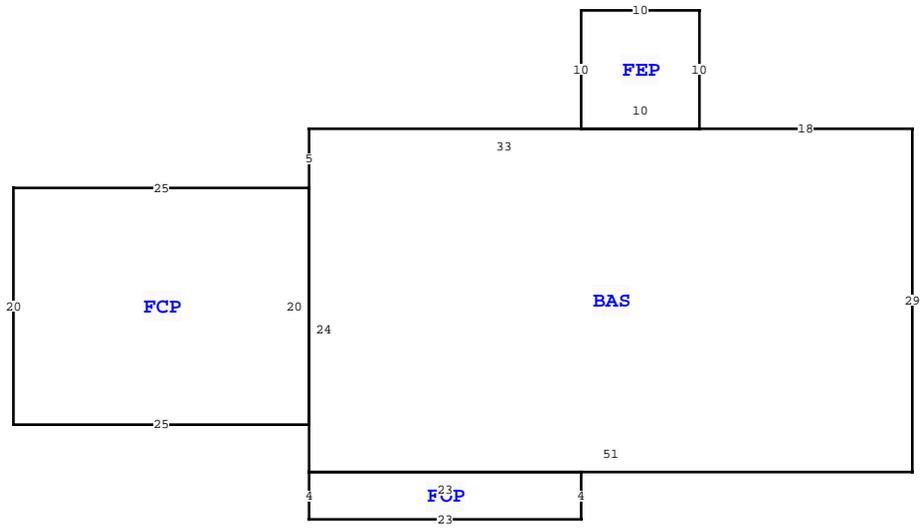


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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
1	SINGLE FAM	100%	2017		248,651	1964	1964	0	0	35.00	65.00
Heated Area: 1479 HX Base Yr 2017											



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	1,479	100		1,479	139,627
FCP	500	25		125	11,801
FEP	100	80		80	7,552
FOP	92	30		28	2,644
TOTALS	2,171			1,712	161,623

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100

184 SE OLUSTEE AVE, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
04/21/2023 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			161,623
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			181,723
SOH/AGL Deduction			81,685
ASSESSED VALUE			100,038
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			43,627
TOTAL JUST VALUE			181,723
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			178,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/0667	1/22/2016	WD	Q	I	01	89,900
GRANTOR: BRETT A HANLEY						
GRANTEE: DAVID CHERYL KITC						
1258/1345	7/16/2013	QC	U	I	11	49,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: BRETT A HANLEY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 FEP= N10 W10 S10 E10\$ W33 S5 FCP= W25 S20 E25 N20\$ S24 FOP= S4 E23 N4 W23\$ E51 N29\$.	

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	DPHT 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	93.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							