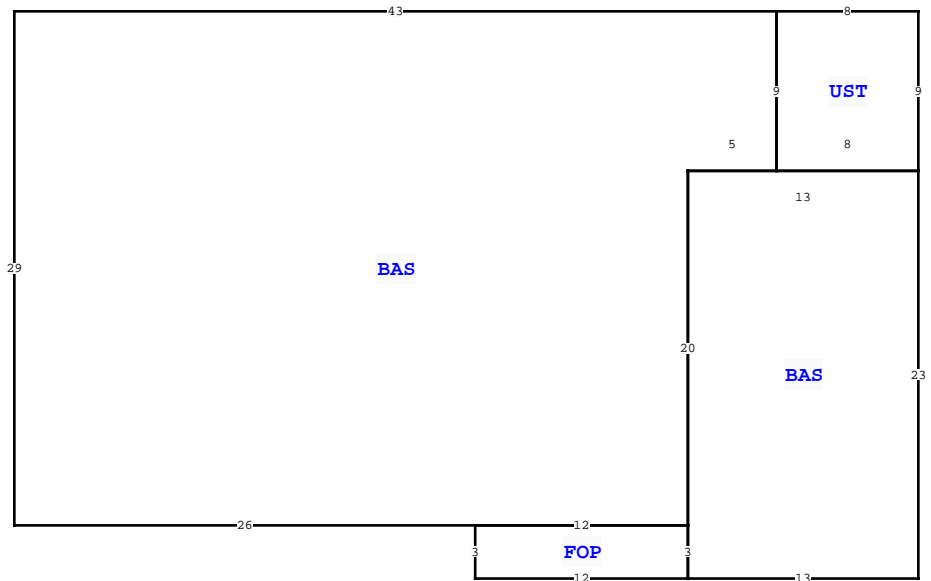


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

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								



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	299	100		299	26,010
BAS	1,147	100		1,147	99,777
FOP	36	30		11	957
UST	72	45		32	2,784
TOTALS	1,554			1,489	129,527

276 SE GOLF CLUB AVE, 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		1.00	UT	0.00		0	3	100	300	
2	0258	PATIO	0	100	0	0		1.00	UT	0.00		0	3	100	100	
3	0169	FENCE/WOOD	0	100	12	20		1.00	UT	0.00		2012	2012	3	100	300

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	129,527		
TOTAL MARKET OB/XF VALUE	700		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	148,727		
SOH/AGL Deduction	65,056		
ASSESSED VALUE	83,671		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	32,260		
TOTAL JUST VALUE	148,727		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	148,727		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047997	Roof Replacement	12,997	08/25/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1259/2758	8/14/2013	WD	Q	I	01	85,000
GRANTOR: KIMBERLY STEARNS						
GRANTEE: JOHN M & SAMANTHA N						
1104/1904	12/04/2006	WD	Q	I		120,000
GRANTOR: MELVIN HINSON						
GRANTEE: KIMBERLY STEARNS						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W43 S29 E26 FOP= S3 E12 N3 W12\$ E12 BAS= S3 E13 N23 W13S20\$ N20 E5 UST= E8 N9 W8 S9\$ N9\$.											

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	82.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							