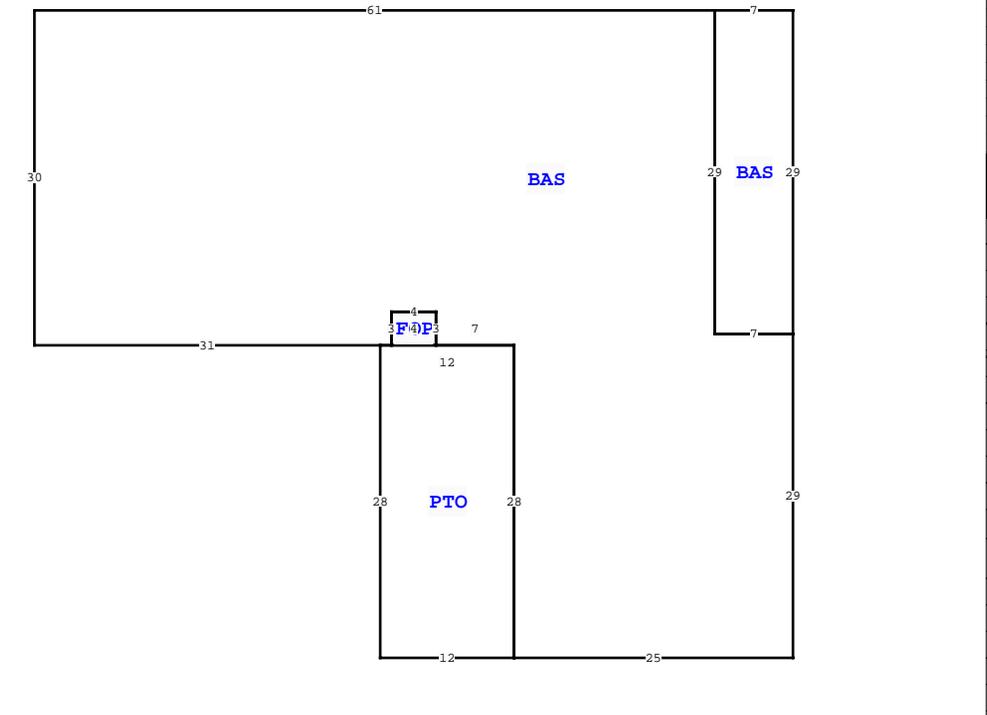


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	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			
0100	01	2,749	107.5730	120.48	331,200	1971	1971	0	0	0	35.00	65.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		01	36416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	203	100		203	15,897		
BAS	2,525	100		2,525	197,738		
FOP	12	30		4	313		
PTO	336	5		17	1,331		
<b>TOTALS</b>	<b>3,076</b>			<b>2,749</b>	<b>215,280</b>		

187 SW SUNNYDALE GLN, LAKE CITY

BLD DATE	LGL DATE	04/07/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 3	STANDARD
BUILDING MARKET VALUE		215,280
TOTAL MARKET OB/XF VALUE		49,468
TOTAL LAND VALUE - MARKET		45,540
TOTAL MARKET VALUE		310,288
SOH/AGL Deduction		123,592
ASSESSED VALUE		186,696
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,285
TOTAL JUST VALUE		310,288
NCON VALUE		22,108
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052404	Storage Building	12,720	02/20/2025
000047739	Roof Replacement	24,000	07/25/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0656/0210	7/01/1988	WD Q	Q	I		89,900
GRANTOR: THURSTON VIRGIL E &						
GRANTEE: ROCHE KENNETH R JR						
0630/0735	8/20/1987	WD Q	Q	I		75,000
GRANTOR: LESNETT WILLIAM R						
GRANTEE: THURSTON VIRGIL E &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W61 S30 E31 PTO= S28 E12 N28 W12 E1 FOP= E4 N3 W4S3 S3 E4 S3 E7 S28 E25 N29 BAS= N29 W7 S29 E7 W7 N29 S.	

EXTRA FEATURES														TOTAL OB/XF		
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1993	1993	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	128.00	UT	7.50	50	1993	1993	3	50	480	
4	0166	CONC, PAVMT	0	100	16	279	4,464.00	UT	2.25	100	2009	2009	3	100	10,044	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
7	0030	BARN, MT	0	100	30	36	1.00	UT	13,608.00	100	2026	2025		100	13,608	
8	0030	BARN, MT	0	100	0	0	1.00	UT	6,000.00	100	2026	2025		100	6,000	
9	0263	PRCH, USP	0	100	0	0	1.00	UT	2,500.00	100	2026	2025		100	2,500	
														<b>49,468</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		A-1	0.00	0.00	2.53	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,540							