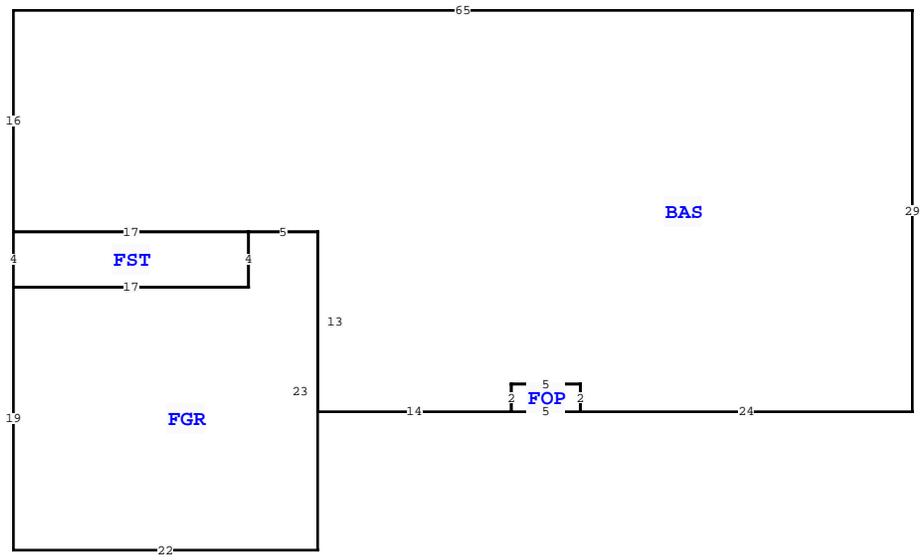


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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%	- 2025									Heated Area: 1589	HX Base Yr 2025



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100		1,589	185,494
FGR	438	55		241	28,134
FOP	10	30		3	350
FST	68	55		37	4,319
TOTALS	2,105			1,870	218,296

233 SW SUNNYDALE GLN, LAKE CITY

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

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	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	16	20	320.00	UT	7.50	7.50	20	1993	1993	3	20	480	

TOTAL OB/XF 1,830

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	218,296		
TOTAL MARKET OB/XF VALUE	1,830		
TOTAL LAND VALUE - MARKET	45,540		
TOTAL MARKET VALUE	265,666		
SOH/AGL Deduction	0		
ASSESSED VALUE	265,666		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	214,255		
TOTAL JUST VALUE	265,666		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	268,395		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044458	Roof Replacement	10,000	05/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/1362	5/29/2024	WD	U	I	41	350,000
GRANTOR: MITCHELL TYLER						
GRANTEE: WEAVER ANN						
1478/872	9/21/2022	WD	Q	I	01	320,000
GRANTOR: ROSIER CRYSTAL						
GRANTEE: MITCHELL TYLER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W65 S16 FST= S4 E17 N4 W17\$ E17 FGR= S4 W17 S19 E22 N23 W5\$ E5 S13 E14 FOP= E5 N2W5 S2\$ N2 E5 S2 E24 N29\$.	