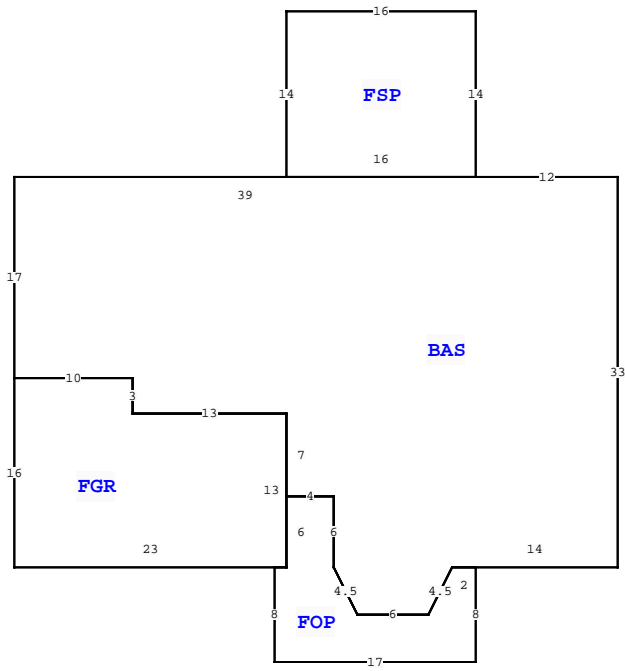


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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%	- 2005								
Heated Area: 1362						HX Base Yr 2005					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100		1,362	146,884
FGR	329	55		181	19,520
FOP	128	30		38	4,098
FSP	224	40		90	9,706
<b>TOTALS</b>	<b>2,043</b>			<b>1,671</b>	<b>180,207</b>

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			180,207	
TOTAL MARKET OB/XF VALUE			4,460	
TOTAL LAND VALUE - MARKET			19,600	
TOTAL MARKET VALUE			204,267	
SOH/AGL Deduction			67,362	
ASSESSED VALUE			136,905	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			86,183	
TOTAL JUST VALUE			204,267	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			206,639	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049420	Roof Replacement	15,000	03/13/2024
18523	SFR	282	07/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0087	5/17/2004	WD Q	Q	I		115,000

GRANTOR: JOHN & PAULINE FEWOX  
GRANTEE: STANLEY WECKER

0953/2380	5/17/2002	WD Q	Q	I		90,500
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GRANTOR: BEDENBAUGH  
GRANTEE: JOHN & PAULINE FEWO

EXTRA FEATURES																
L	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	UT	2.00	2.00	100	2002	2002	3	100	2,780	
2	0296	SHED METAL	0	100	10	14	UT	12.00	12.00	100	2006	2006	3	100	1,680	

TOTAL OB/XF												4,460														
122 SW KELLICHE GLN, LAKE CITY																										
BLD DATE												LGL DATE					04/08/2025					MLU				
XF DATE												LAND DATE														
INC DATE												AG DATE														

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W12 FSP= N14 W16 S14 E16\$ W39 S17 FGR= S16 E23 N13 W13 N3 W10\$ E10 S3 E13 S7 FOP= S6 W1 S8 E17 N8 W2 L2 D4 W6 U4 L2 N6 W4\$ E4 S6 R2 D4 E6 U4 R2 E14 N33\$.																

LAND DESCRIPTION																								
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	1150.00	290.00	1.00	LT		1.00	1.00	0.70	28,000.00	19,600.00	19,600							