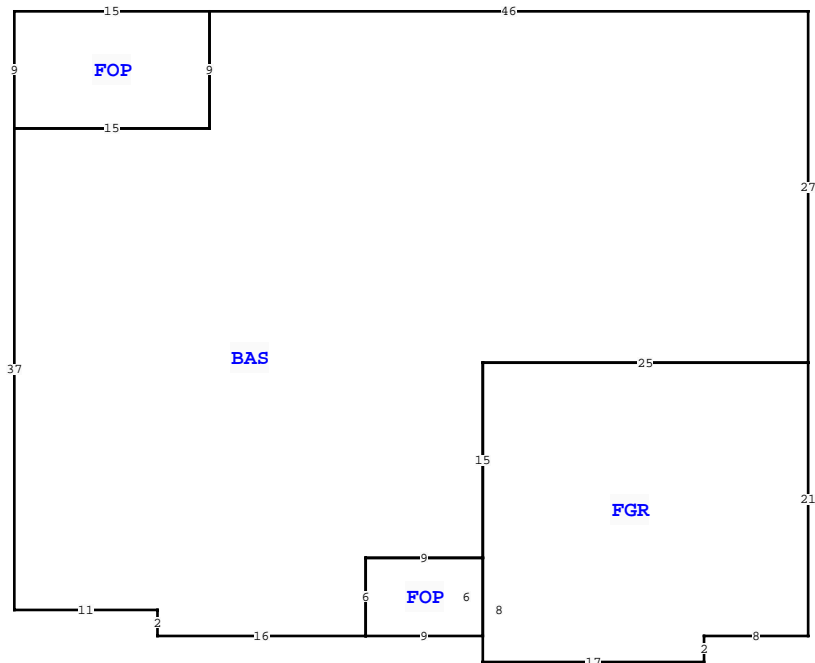


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,192	100
FGR	559	55
FOP	54	30
FOP	135	30
TOTALS	2,940	

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%	- 2006		Heated Area: 2192					HX Base Yr 2006			



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,792
TOTAL MARKET OB/XF VALUE		7,469
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,261
SOH/AGL Deduction		111,295
ASSESSED VALUE		190,966
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,555
TOTAL JUST VALUE		302,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048904	Roof Replacement	9,500	12/21/2023
22725	SFR	669	01/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/1424	12/29/2004	WD	Q	V		25,000

GRANTOR: WILLIAMS & ETAL  
GRANTEE: MORGAN

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
173 SW LANCELOT GLN, LAKE CITY				04/03/2025		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	1,445.00	UT	2.00	2.00	100	2005	2005	3	100	2,890	
2	0070	CARPOT UF	0	100	18	540.00	UT	2.00	2.00	100	2009	2009	3	100	1,080	
3	0169	FENCE/WOOD	0	100	0	432.00	UT	13.50	13.50	60	2009	2009	3	60	3,499	
TOTAL OB/XF 7,469																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W46 FOP= W15 S9 E15 N9\$ S9 W15 S37 E11 S2 E16 FOP= E9 N6 W9 S6\$ N6 E9 FGR= S8 E17 N2 E8 N21 W25 S15\$ N15 E25 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF 7,469										
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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							