



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	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
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	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,624	100
FEP	180	80
FGR	506	55
FOP	44	30
TOTALS	2,354	
TOTALS	2,059	245,103

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,059	132.8580	148.80	306,379	2005	2005	0	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1624 HX Base Yr 2022													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		245,103	
TOTAL MARKET OB/XF VALUE		7,292	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		287,395	
SOH/AGL Deduction		41,747	
ASSESSED VALUE		245,648	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		194,237	
TOTAL JUST VALUE		287,395	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,459	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	193,321
FEP	180	80		144	17,142
FGR	506	55		278	33,093
FOP	44	30		13	1,547

111 SW STAFFORD CT, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048635	Roof Replacement	23,837	11/13/2023
22226	SFR	487	08/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/569	10/04/2021	WD	Q	I	01	268,000
GRANTOR: GRINER RACHEL						
GRANTEE: BILLUPS JAMES R						
1310/1493	2/26/2016	WD	Q	I	01	165,000
GRANTOR: YOUNG J & WENDY A KWO						
GRANTEE: RACHEL GRINER (UNMA						

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
1	0166	CONC, PAVMT	0	100	0	0			2.00	100	2005	2005	3
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2015	2015	3
3	0261	PRCH, UOP	0	100	0	0			0.00	100	2019	2019	3
4	0169	FENCE/WOOD	0	100	0	0			0.00	100	2019	2019	3

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W12 W37 S30 E22 S6 E9 E1 N2 E4 S2 E13 N36 \$			
FGR=[ORIG=-49,30] S23 E22 N23 W22 \$			
FEP=[ORIG=-12,0] N12 W15 S12 E15 \$			
FOP=[ORIG=-18,36] S6 E6 N6 W1 N2 W4 S2 W1 \$			

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00
TOTAL OB/XF 7,292													