

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 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
Architectural	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	9417.0800 1.00/	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,900	112.9590	93.76	178,144	1980	1980	0	0	0	35.00	65.00	
1 SINGLE FAM - 0% - 0 HX Base Yr													
TOTALS	2,320	1,900	115,794										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	115,794		
TOTAL MARKET OB/XF VALUE	2,000		
TOTAL LAND VALUE - MARKET	15,000		
TOTAL MARKET VALUE	132,794		
SOH/AGL Deduction	0		
ASSESSED VALUE	132,794		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	132,794		
TOTAL JUST VALUE	132,794		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	108,602
FOP	20	30	6	366
FSP	84	40	34	2,072
FST	48	55	26	1,585
PTO	168	5	8	488
UOP	218	20	44	2,681

297 SE FAWN GLN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													
04/27/2022 MLU													

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 % COND
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3 100
2	0294	SHED WOOD/	0	0	12	1.00	UT	0.00	0.00	100	1993	1993	3 100
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3 100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11764	STORAGE	115	10/16/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W17 PTO= N6 W14 S12 E14 N6\$ S6 FSP= W14 S6 E14 N6\$ S6 W14 FST= N6 W8 S6 E8 \$ W8 N2 UOP= N4 E8 N6 W25 S10 E17\$ W17 S28 E17 S4 E22 FOP= E5 N4 W5 S4\$ N4 E17 N38\$.													

LAND DESCRIPTION													
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	0100	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00