

**GALLOWAY RENTZ**  
495 NW WINFIELD ST  
LAKE CITY, FL 32055

# 2026



| BUILDING CHARACTERISTICS |                  |             |                      |                |                      |                         |                             |           |                | MARKET ADJUSTMENTS |                |             |        |         |                 |                |            |                             |                           | COLUMBIA COUNTY PROPERTY |          |     |    |        |  |  |  |  |            | PAGE 1 of 1 | 1 |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|----------------|----------------------|-------------------------|-----------------------------|-----------|----------------|--------------------|----------------|-------------|--------|---------|-----------------|----------------|------------|-----------------------------|---------------------------|--------------------------|----------|-----|----|--------|--|--|--|--|------------|-------------|---|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          |                      | CONSTRUCTION   |                      | TYPE                    | MDL                         | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE     | REPL. COST NEW | AYB         | EYB    | ECON    | FNCT            |                | NORM       | % COND                      | VALUATION SUMMARY         |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 04          |                      | SINGLE SID 100 |                      | 0100                    | 01                          | 904       | 71.1360        | 79.67              | 72,022         | 1930        | 1930   | 10      | 0               | 0              | 35.00      | 55.00                       | VALUATION BY              |                          |          |     |    |        |  |  |  |  | STANDARD   |             |   |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          |                      | GABLE/HIP 100  |                      | 1 SINGLE FAM 0% - 0     |                             |           |                |                    |                |             |        |         |                 |                |            |                             | Heated Area: 842          |                          |          |     |    |        |  |  |  |  | HX Base Yr |             |   |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          |                      | COMP SHNGL 100 |                      | <p>BAS</p> <p>USP</p>   |                             |           |                |                    |                |             |        |         |                 |                |            |                             | Tax Group: 1              |                          |          |     |    |        |  |  |  |  | Tax Dist:  |             |   |  |  |  |  |  |  |  |
| Interior Wall            |                  | 02          |                      | WALL BD/WD 100 |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             | BUILDING MARKET VALUE     |                          |          |     |    |        |  |  |  |  | 39,612     |             |   |  |  |  |  |  |  |  |
| Interior Floo            |                  | 09          |                      | PINE WOOD 100  |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             | TOTAL MARKET OB/XF VALUE  |                          |          |     |    |        |  |  |  |  | 0          |             |   |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          |                      | CENTRAL 100    |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             | TOTAL LAND VALUE - MARKET |                          |          |     |    |        |  |  |  |  | 1,000      |             |   |  |  |  |  |  |  |  |
| Heating Type             |                  | 02          |                      | CONVECTION 100 |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             | TOTAL MARKET VALUE        |                          |          |     |    |        |  |  |  |  | 40,612     |             |   |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             |                      | 3 100          |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             | SOH/AGL Deduction         |                          |          |     |    |        |  |  |  |  | 0          |             |   |  |  |  |  |  |  |  |
| Bathrooms                |                  |             |                      | 1 100          |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             | ASSESSED VALUE            |                          |          |     |    |        |  |  |  |  | 40,612     |             |   |  |  |  |  |  |  |  |
| Frame Stories            |                  | 01          |                      | NONE 100       |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             | TOTAL EXEMPTION VALUE     |                          |          |     |    |        |  |  |  |  | 0          |             |   |  |  |  |  |  |  |  |
|                          |                  | 1.          |                      | 1. 100         |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             | BASE TAXABLE VALUE        |                          |          |     |    |        |  |  |  |  | 40,612     |             |   |  |  |  |  |  |  |  |
| Architectural Units      |                  | 05          |                      | CONV 100       |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             | TOTAL JUST VALUE          |                          |          |     |    |        |  |  |  |  | 40,612     |             |   |  |  |  |  |  |  |  |
| Condition Adj            |                  | 03          |                      | 03 100         |                      | NCON VALUE              |                             |           |                |                    |                |             |        |         |                 | 0              |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| Kitchen Adjus            |                  | 01          |                      | 01 100         |                      | INCOME VALUE            |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      | PREVIOUS YEAR MKT VALUE |                             |           |                |                    |                |             |        |         |                 | 40,612         |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| Quality                  |                  | 03          |                      | 03             |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        |                      | SINGLE FAMILY  |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             |                      |                |                      |                         |                             |           |                |                    |                | MKT AREA    |        | 07      |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 820317.00   |                      |                |                      |                         |                             |           |                |                    |                | 1.00/       |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA   | SUBAREA MARKET VALUE |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| BAS                      | 842              | 100         |                      | 842            | 36,895               |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| USP                      | 176              | 35          |                      | 62             | 2,717                |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,018       |                      |                | 904                  | 39,612                  | 247 NW WILSON ST, LAKE CITY |           |                |                    |                |             |        |         |                 |                | BLD DATE   |                             |                           |                          | LGL DATE |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                |                      |                         |                             |           |                |                    |                | XF DATE     |        |         |                 | LAND DATE      |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                | INC DATE    |        |         |                 | AG DATE        |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| 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          |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                |                      |                         |                             |           |                | TOTAL OB/XF        |                |             |        |         |                 |                |            |                             |                           | 0                        |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP            | R D                  | LOC ZONE                | FRONT                       | DEPTH     | TOT LND UTS    | UNIT TYPE          | D T            | DPTH 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                  | 0              |                      | *RSF                    | 350.00                      | 200.00    | 2,000.00       | SF                 |                | 1.00        | 1.00   | 1.00    | 0.50            | 0.50           | 1,000      |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |
|                          |                  |             |                      |                |                      |                         |                             |           |                |                    |                |             |        |         |                 |                |            |                             |                           |                          |          |     |    |        |  |  |  |  |            |             |   |  |  |  |  |  |  |  |