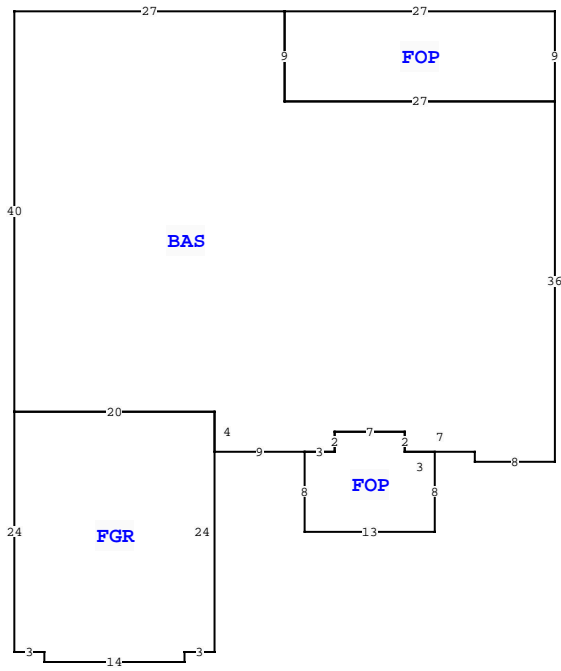


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	04	04	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0500	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,047	100	
FGR	494	55	
FOP	118	30	
FOP	243	30	
TOTALS	2,902		

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%	- 2022								
				Heated Area: 2047							
					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		337,330		
TOTAL MARKET OB/XF VALUE		66,915		
TOTAL LAND VALUE - MARKET		55,000		
TOTAL MARKET VALUE		459,245		
SOH/AGL Deduction		16,409		
ASSESSED VALUE		442,836		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		392,114		
TOTAL JUST VALUE		459,245		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		465,740		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048425	Electrical Servic	0	10/17/2023
39341	POOL	0	03/10/2020
38574	STORAGE	215	09/09/2019
38489	SFR	1,034	08/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/301	8/16/2021	WD Q	Q	I	01	575,000
GRANTOR: FOX L RONNIE L						
GRANTEE: VAN BLOEM STEVEN L						
1382/1729	4/15/2019	WD Q	Q	V	01	55,000
GRANTOR: MICHAEL & MAXINE HAND						
GRANTEE: RONNIE L & JOCELYN						

EXTRA FEATURES		261 SW HIGHPOINT GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0030	BARN,MT	20.00
2	0280	POOL R/CON	70.00
3	0282	POOL ENCL	15.00
4	0166	CONC,PAVMT	2.25

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/07/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S40 FGR= S24 E3 S1 E14 N1 E3 N24 W20\$ E20 S4 E9 FOP= S8 E13 N8 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E7 S1 E8 N36 FOP= N9 W27 S9 E27\$ W27 N9\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
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		A-3	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000									