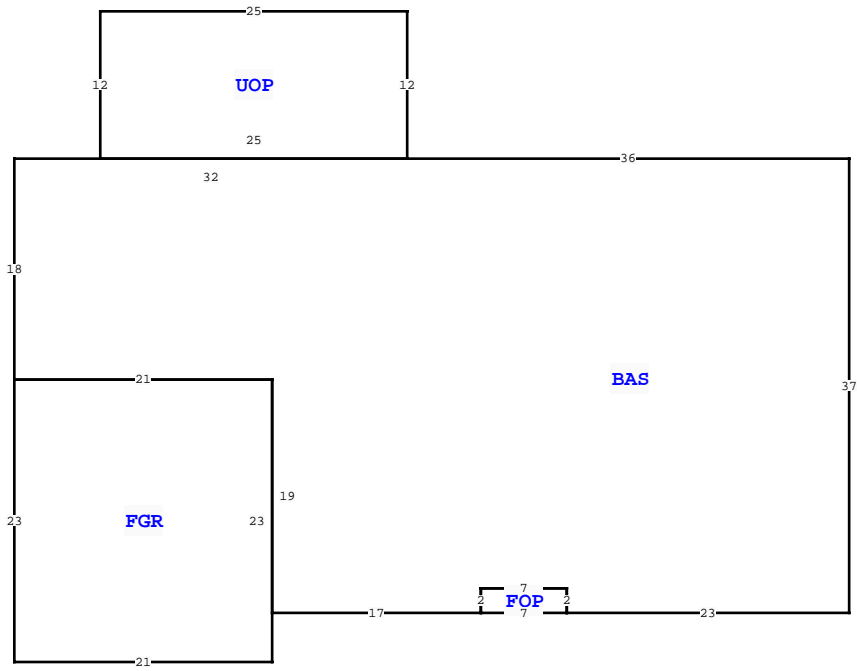


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.1	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	6417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,103	100	
FGR	483	55	
FOP	14	30	
UOP	300	20	
TOTALS	2,900		

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%	- 2026	128.74	313,224	1971	1971	0	0	35.00	65.00
			Heated Area: 2103								
			HX Base Yr 2026								



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	203,596		
TOTAL MARKET OB/XF VALUE	400		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	222,496		
SOH/AGL Deduction	85,839		
ASSESSED VALUE	136,657		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	85,935		
TOTAL JUST VALUE	222,496		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	222,496		
LAND:1:1: 107.35 X 125 + 159 SF.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2222	ADDN SFR	75	07/15/2011
00075			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2781	11/06/2025	LE	U	I	14	100
GRANTOR: COLE KIMBERLY R (ENH)						
GRANTEE: COLE KIMBERLY R REV						
1534/2241	2/12/2025	TR	U	I	11	100
GRANTOR: RICH JACQUELINE H DES						
GRANTEE: COLE KIMBERLY R						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0
498 SW SAN JUAN PL, LAKE CITY											
TOTAL OB/XF 400											

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/21/2023	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS											
BAS= W36 UOP= N12 W25 S12 E25\$ W32 S18 FGR= S23 E21 N23 W21\$ E21 S19 E17 FOP= E7 N2 W7 S2\$ N2 E7 S2 E23 N37\$.											

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		*RSF	207.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							