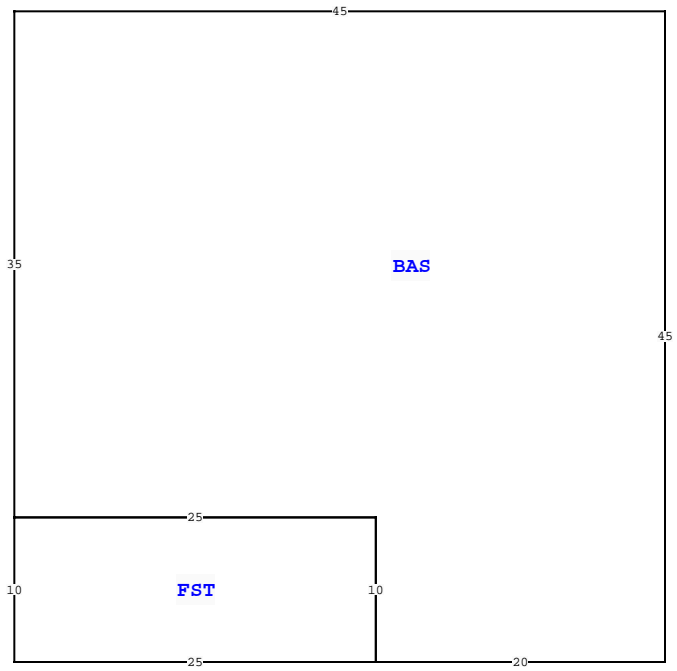


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame		N/A 100	
Stories	0	0 100	
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	7417.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,775	100	
FST	250	55	
TOTALS	2,025		1,913 33,989

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	AIR HANGAR	100%	- 2004								
Heated Area: 1775						HX Base Yr 2004					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			343,265
TOTAL MARKET OB/XF VALUE			35,797
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			414,062
SOH/AGL Deduction			121,993
ASSESSED VALUE			292,069
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			241,347
TOTAL JUST VALUE			414,062
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,812
LAND:1:1: 0.50 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042758	Roof Replacement	14,800	09/15/2021
21894	POOL ENCL	85	05/20/2004
21428	POOL	130	01/20/2004
20962	SFR	370	08/06/2003
20647	PLANE HNGR	185	04/29/2003

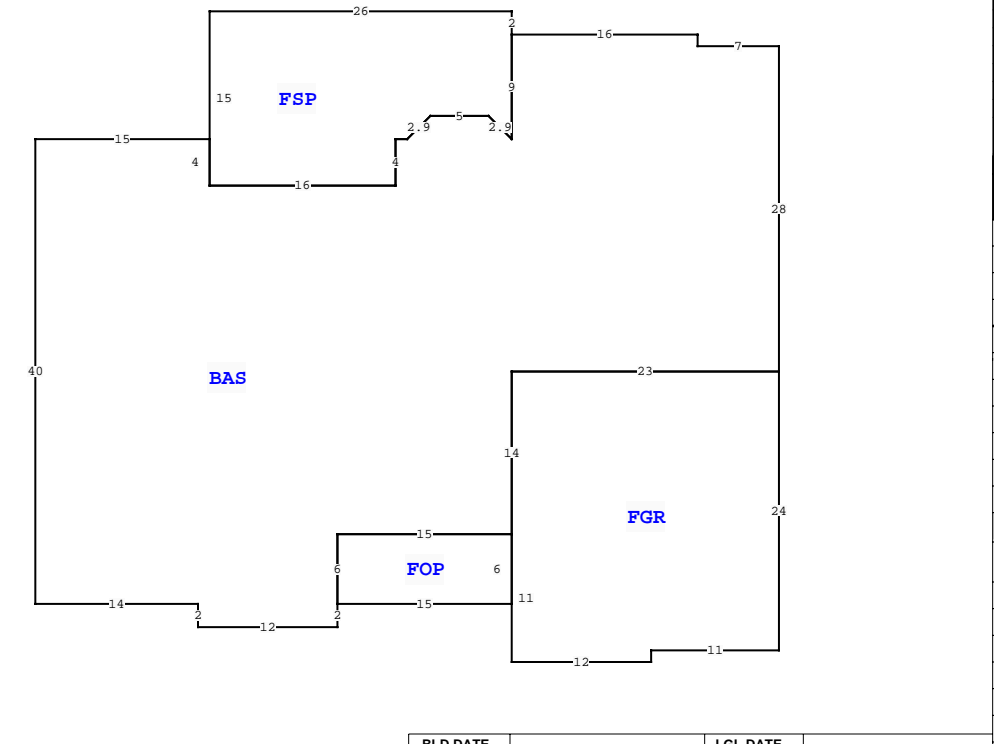
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1348	7/28/2025	WD U	I	I	11	100
GRANTOR: NORTON JEAN CLARE						
GRANTEE: WOODFIN LARRY EDWAR						
1209/1870	1/05/2011	WD U	I	I	11	100
GRANTOR: JEAN CLARE NORTON (R						
GRANTEE: JEAN CLARE NORTON T						

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	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	2,627.00	UT	2.00	2.00	100	2004	2004	3	100	5,254	
2	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	2004	2004	3	47	16,845	
3	0282	POOL ENCL	0	100	27	1,107.00	UT	15.00	15.00	100	2004	2004	3	40	6,642	
4	0282	POOL ENCL	0	100	28	1,176.00	UT	15.00	15.00	100	2004	2004	3	40	7,056	
TOTALS												35,797				

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	1115.00	189.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,655	130.0068	145.61	386,595	2004	2004	0	0	0	20.00	80.00		
2 SINGLE FAM 100% - 2004 Heated Area: 2184 HX Base Yr 2004														



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	7417.0400	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100		2,184	254,410
FGR	564	55		310	36,111
FOP	90	30		27	3,145
FSP	336	40		134	15,610
TOTALS	3,174			2,655	309,276

245 SW CHALLENGER LN, LAKE CITY
 BLD DATE: _____ LGL DATE: 04/03/2025
 XF DATE: _____ LAND DATE: _____ MLU
 INC DATE: _____ AG DATE: _____

EXTRA FEATURES														TOTAL OB/XF		
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
0																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	343,265		
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TOTAL EXEMPTION VALUE	50,722	HX HB	
BASE TAXABLE VALUE	241,347		
TOTAL JUST VALUE	414,062		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	393,812		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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1209/1870	1/05/2011	WD	U	I	11	100
GRANTOR: JEAN CLARE NORTON (R						
GRANTEE: JEAN CLARE NORTON T						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W7 N1 W16 FSP= N2 W26 S15 E16 N4 E1 R2 U2 E5 D2 R2 N9 S9 L2 U2 W5 D2 L2 W1 S4 W16 N4 W15 S40 E14 S2 E12 N2 FOP= E15 N6 W15 S6 S6 N6 E15 FGR= S11 E12 N1 E11 N24 W23 S14 S N14 E23 N28 S.