

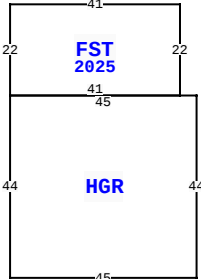
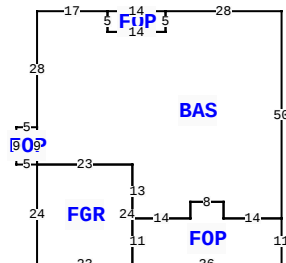


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
		0 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06

NEIGHBORHOOD/LOC			12416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,549	100	2025	2,549	296,863
FGR	552	55		304	35,405
FOP	45	30		14	1,631
FOP	70	30		21	2,446
FOP	428	30		128	14,908
FST	902	55		496	57,765
HGR	1,980	45		891	103,768
TOTALS	6,526			4,403	512,784

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	5,638.00	UT 2.00	2.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT 800.00	800.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,403	113.9556	127.63	561,955	2018	2018	0	0	0	8.75	91.25
1 SINGLE FAM			100% - 2020		Heated Area: 2549			HX Base Yr 2020				
												
												

271 SW PLANTATION TER, LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/03/2025 MLU				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		512,784	
TOTAL MARKET OB/XF VALUE		13,276	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		561,060	
SOH/AGL Deduction		225,466	
ASSESSED VALUE		335,594	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		284,872	
TOTAL JUST VALUE		561,060	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		568,084	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045754	Additions	40,000	10/24/2022
36723	SFR	1,255	05/11/2018
36724	PLANE HNGR	415	05/11/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1348/1444	11/17/2017	WD	Q	V	01
GRANTOR: NICHOLAS J ASTAFAN					
GRANTEE: MELVIN D TOWNER & M					
1157/1253	8/18/2008	QC	Q	V	01
GRANTOR: ANTHILL PROPERTIES					
GRANTEE: NICHOLAS J ASTAFAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W28 S5 W14 N5 W17 S28 S9 E23 S13 E14 N4 E8 S4 E14 N50 \$									
HGR=[ORIG=0,-30] N44 W45 S44 E45 \$									
FGR=[ORIG=-59,37] S24 E23 N24 W23 \$									
FOP=[ORIG=-36,50] S11 E36 N11 W14 N4 W8 S4 W14 \$									
FOP=[ORIG=-28,0] W14 S5 E14 N5 \$									
FOP=[ORIG=-59,28] W5 S9 E5 N9 \$									
PTR=[ORIG=0,0] N30 S30 \$									
FST=[YR=2025;ORIG=-45,-96] E41 S22 W41 N22 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00
TOTAL OB/XF 13,276									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		