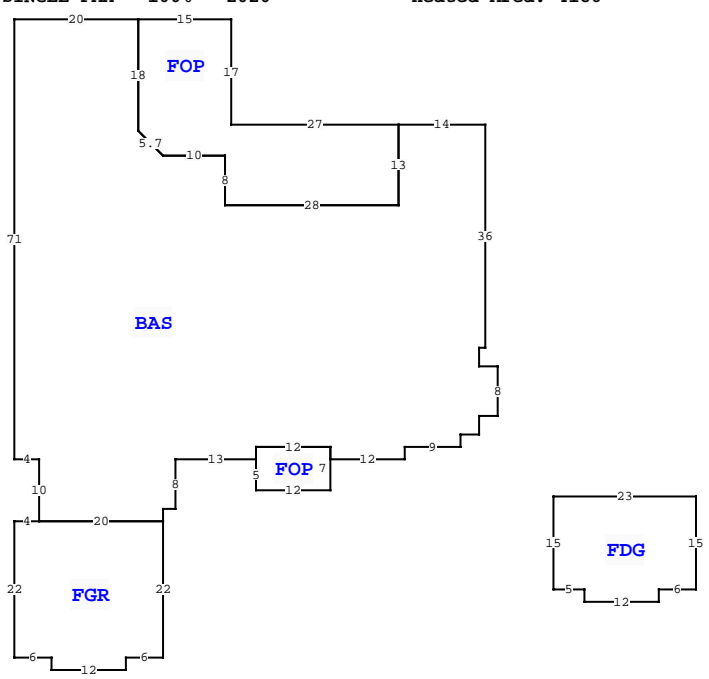


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,186	100	
FDG	369	60	
FGR	552	55	
FOP	84	30	
FOP	681	30	
TOTALS	5,872		
			4,940
			627,484

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%	- 2020		Heated Area: 4186					HX Base Yr 2020	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	627,484			
TOTAL MARKET OB/XF VALUE	18,900			
TOTAL LAND VALUE - MARKET	196,000			
TOTAL MARKET VALUE	842,384			
SOH/AGL Deduction	246,983			
ASSESSED VALUE	595,401			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	544,679			
TOTAL JUST VALUE	842,384			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	812,361			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043144	Electrical Servic	0	11/10/2021
38542	POOL ENCL	0	08/30/2019
37489	SFR	2,028	11/29/2018
37490	GARAGE	297	11/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/2286	2/01/2021	WD Q	Q	I	04	24,500
GRANTOR: LEONARD BRIAN						
GRANTEE: LANGSTON GEOFFREY S						
1358/1429	4/24/2018	WD Q	Q	V	01	15,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: GEOFFREY S LANGSTON						

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	3,780.00	UT	2.25	2.25	100	2019
2	0264	PRCH, FSP	0	100	0	1,485.00	UT	7.00	7.00	100	2019

TOTAL OB/XF												18,900												
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		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.80	70,000.00	56,000.00	56,000							
2	0000	C	VAC RES	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.60	140,000.00	84,000.00	84,000							
3	0000	C	VAC RES	100		PRD	0.00	0.00	1.00	LT		1.00	0.00	0.80	70,000.00	56,000.00	56,000							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/14/2024 MLU											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W14 S13 W28 N8 W10 U4L4 N18 W20 S71 E4 S10 E20 N2 E2 N8 E13 N2 E12 S2 E12 N2 E9 N2 E3 N3 E3 N8 W3 N3 E1 N36 \$											
FOP=[ORIG=-14,0] W27 N17 W15 S18 D4R4 E10 S8 E28 N13 \$											
FGR=[ORIG=-72,64] W4 S22 E6 S2 E12 N2 E6 N22 W20 \$											
FDG=[ORIG=34,75] N15 W23 S15 E5 S2 E12 N2 E6 \$											
FOP=[ORIG=-37,54] S5 E12 N7 W12 S2 \$											