



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 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	05	CONV 100
Units		0 100

Quality		06	06
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC		24416.040	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	
FGR	440	55	
FOP	60	30	
PTO	100	5	
TOTALS	2,000		

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,032.00	UT	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,665	122.4531	137.15	228,355	2007	2007	0	0	0	18.00	82.00	
1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr													
353 SW GERALD CONNER DR, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/03/2025	
		MLU	

TOTAL OB/XF													
3,096													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		187,251	
TOTAL MARKET OB/XF VALUE		3,096	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		225,347	
SOH/AGL Deduction		0	
ASSESSED VALUE		225,347	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		225,347	
TOTAL JUST VALUE		225,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,631	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25419	SFR	484	01/17/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1322/2535	9/14/2016	WD	U	I	12
GRANTOR: FIRST FEDERAL BANK OF					SALE PRICE
GRANTEE: FAISAL FAMILY PARTN					110,800
1311/2104	3/02/2016	CT	U	I	18
GRANTOR: CLERK OF COURT (MILLE					100
GRANTEE: FIRST FEDERAL BANK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W29 PTO= N10 W10 S10 E10\$ W27 S25 E24 FOP= S5 E12 N5 W12\$ E12 FGR= S22 E20 N22 W20\$ E20 N25\$.									