



| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 19 | COMMON BRK 80  |
| Exterior Wall  | 31 | VINYL SID 20   |
| Roof Structure | 08 | IRREGULAR 100  |
| Roof Cover     | 03 | COMP SHNGL 100 |
| Interior Wall  | 05 | DRYWALL 100    |
| Interior Floor | 14 | CARPET 80      |
| Interior Floor | 15 | HARDTILE 20    |
| Air Condition  | 03 | CENTRAL 100    |
| Heating Type   | 04 | AIR DUCTED 100 |
| Bedrooms       |    | 4 100          |
| Bathrooms      |    | 3.5 100        |
| Frame          | 01 | NONE 100       |
| Stories        | 2. | 2. 100         |
| Architectural  | 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 27316.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,005            | 100         |      | 2,005        | 211,157              |
| FGR       | 858              | 55          |      | 472          | 49,709               |
| FOP       | 160              | 30          |      | 48           | 5,055                |
| FOP       | 296              | 30          |      | 89           | 9,373                |
| FUS       | 1,326            | 100         |      | 1,326        | 139,648              |
| UBM       | 585              | 20          |      | 117          | 12,322               |

TOTALS 5,230 4,057 427,263

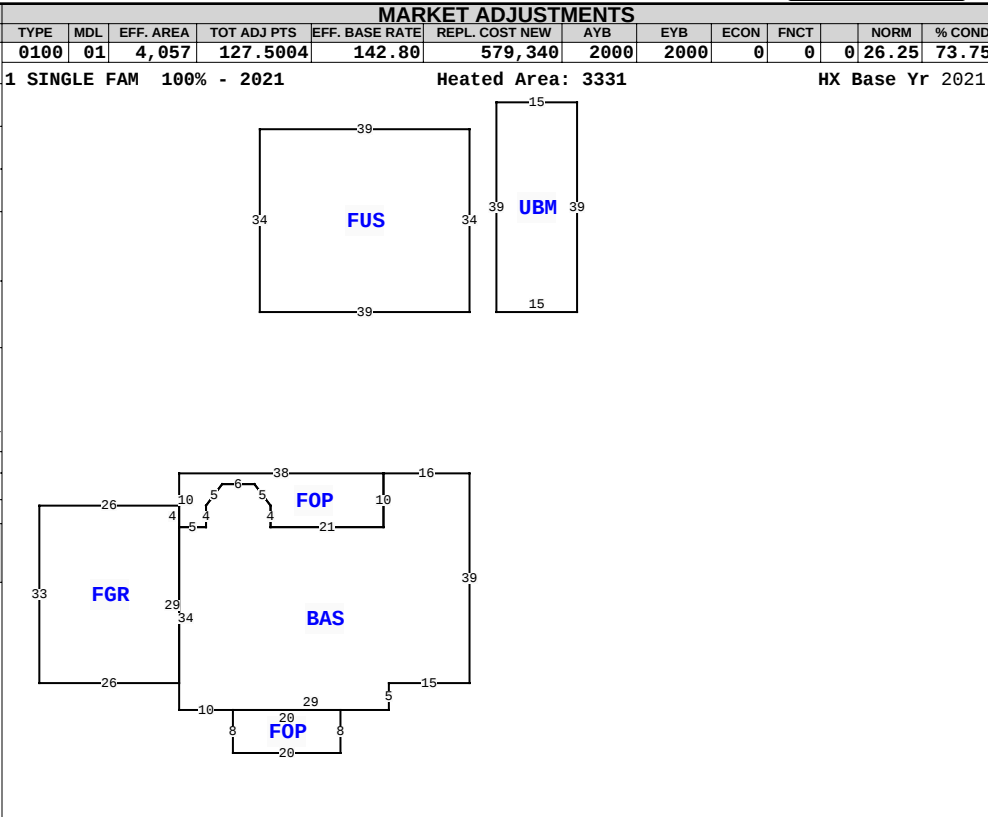
EXTRA FEATURES

| 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 | 0 | 2,740.00 | UT | 1.50     | 1.50           | 100       | 2000    | 2000        | 3 | 100    | 4,110           |       |
| 2   | 0190       | FPLC PF     | 0 100   | 0 | 0 | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2000    | 2000        | 3 | 100    | 1,200           |       |

LAND DESCRIPTION

| 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   | 0140     | C   | SFR GOLF             | 100 |     | RSF-2270.00 | 155.00 |       | 2.00        | LT        |     | 1.00     | 1.00   | 1.20    | 35,000.00  | 42,000.00      | 84,000     |                             |      |         |      |     |    |        |

REVIEW DATE 03/29/2023 BY KS



1752 NW FRONTIER DR, LAKE CITY

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND  
0100 01 4,057 127.5004 142.80 579,340 2000 2000 0 0 0 26.25 73.75  
1 SINGLE FAM 100% - 2021 Heated Area: 3331 HX Base Yr 2021

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

| VALUATION BY              | STANDARD  |
|---------------------------|-----------|
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 427,263   |
| TOTAL MARKET OB/XF VALUE  | 5,310     |
| TOTAL LAND VALUE - MARKET | 84,000    |
| TOTAL MARKET VALUE        | 516,573   |
| SOH/AGL Deduction         | 114,034   |
| ASSESSED VALUE            | 402,539   |
| TOTAL EXEMPTION VALUE     | 50,722    |
| BASE TAXABLE VALUE        | 351,817   |
| TOTAL JUST VALUE          | 516,573   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 522,656   |

SALE:2:1: LOT 30, VILLAGE ON THE GREEN

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 14598      | SFR         | 490 | 10/07/1998 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1404/0584         | 1/23/2020 | WD        | Q   | I   | 01     | 385,000    |

GRANTOR: CAROLYN A BROWN

GRANTEE: VANCE L & MELISSA K

1376/2448 1/07/2019 LE U I 14 100

GRANTOR: CAROLYN A BROWN (FKA

GRANTEE: CAROLYN A BROWN (LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= W38 S10 E5 N4 U4 R3 E6 R3 D4 S4 E21 N10\$ S10 W21 N4 U4 L3 W6 L3 D4 S4 W5 FGR= N4 W26 S33 E26 N29\$ S34 E10 FOP= S8 E20 N8 W20\$ E29 N5 E15 N39\$ PTR= N30 FUS= N34 W39 S34 E39\$ S30 PTR= N30 E20 UBM= N39 W15 S39 E15\$ S30 W20\$.