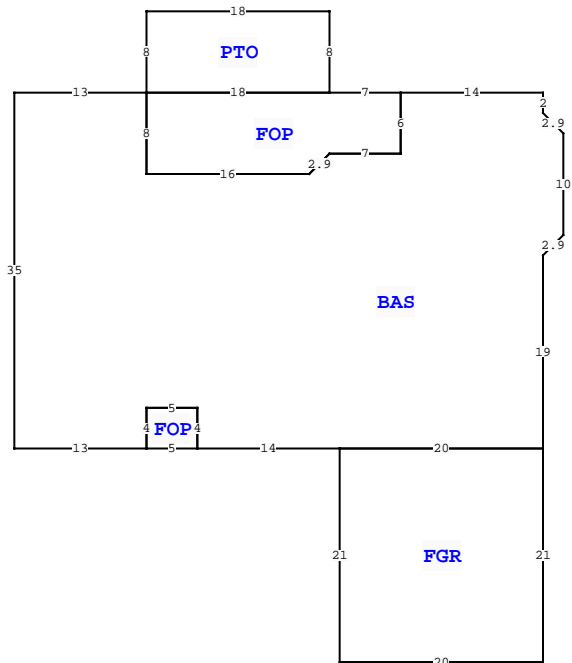




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	33416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,640	100	
FGR	420	55	
FOP	20	30	
FOP	184	30	
PTO	144	5	
TOTALS	2,408		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,939	114.5430	128.29	248,754	2004	2004	0	0	20.00	80.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1640 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			199,003
TOTAL MARKET OB/XF VALUE			6,468
TOTAL LAND VALUE - MARKET			67,800
TOTAL MARKET VALUE			217,061
SOH/AGL Deduction			71,369
ASSESSED VALUE			145,692
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			94,970
TOTAL JUST VALUE			273,271
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045333	Solar Power Syste	77,944	08/30/2022
000044917	Roof Replacement	13,385	07/11/2022
21954	SFR	507	06/09/2004
21019	M H	125	08/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/1031	6/22/2016	WD	U	I	11	100
GRANTOR: LINVILLE V CURTIS SR						
GRANTEE: LINVILLE V CURTIS S						
1003/1605	12/10/2003	WD	Q	V		34,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: LINVILLE V CURTIS S						

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	1,794.00	UT	2.00	2.00	100	2004	2004	3	100	3,588	
2	0296	SHED METAL	0	100	12	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022
INC DATE		AG DATE	MLU

BUILDING NOTES	
524 SW DONOVAN GLN, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W14 FOP= W7 PTO= N8 W18 S8 E18\$ W18 S8 E16 R2 U2 E7 N6\$ S6 W7 D2 L2 W16 N8 W13 S35 E13 FOP= E5 N4 W5 S4\$ N4 E5 S4 E14 FGR= S21 E20 N21 W20\$ E20 N19 U2 R2 N10 L2 U2 N2 \$.	

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0			0.00	0.00	5.78	AC		1.00	1.00	1.00	275.00	275.00	1,590							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	5.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	57,800							