

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 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		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC	34316.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100		2,142	186,568
FGR	492	55		271	23,604
FOP	66	30		20	1,742
FSP	205	40		82	7,142
TOTALS	2,905			2,515	219,056

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,515	116.0712	130.00	326,950	2003	2003	0	0	0	33.00	67.00	

1 SINGLE FAM

0% - 2022

Heated Area: 2142

HX Base Yr

Diagram illustrating the layout of the property, showing the Front Yard (FGR), Front Side Porch (FSP), and Back Yard (BAS) areas, along with dimensions and boundary lines.

Dimensions (in feet):

- Top boundary: 24, 20, 19
- Left boundary: 26, 22
- Right boundary: 46
- Bottom boundary: 7, 8, 7, 8, 11, 13
- Internal divisions: 7, 5, 4, 2, 12, 16, 22, 8, 20, 6, 4

Area Labels:

- FGR (Front Yard)
- FSP (Front Side Porch)
- BAS (Back Yard)

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025

MLU

EXTRA FEATURES							280 NW CUTLER GLN, LAKE CITY				INC DATE				AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES	
1	0166	CONC, PAVMT	0	0	0	0	1,468.00	UT	2.00	2.00	100	2003	2003	3	100	2,936		
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000		
3	0296	SHED METAL	0	0	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880		
4	0169	FENCE/WOOD	0	0	0	0	130.00	UT	13.50	13.50	100	2007	2007	3	100	1,755		

LAND DESCRIPTION											TOTAL OB/XF							9,571	
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	L VA		
1	0100	C	SFR	0		*RSF	-2 0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00			

COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													PAGE 1 of 1
VALUATION BY													STANDARD
Tax Group: 1													Tax Dist:
BUILDING MARKET VALUE													219,056
TOTAL MARKET OB/XF VALUE													9,571
TOTAL LAND VALUE - MARKET													35,000
TOTAL MARKET VALUE													263,627
SOH/AGL Deduction													0
ASSESSED VALUE													263,627
TOTAL EXEMPTION VALUE													0
BASE TAXABLE VALUE													263,627
TOTAL JUST VALUE													263,627
NCON VALUE													0
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													268,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2645	SFR	561	04/25/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1293/1878	4/29/2015	QC	U	I	11	100			
GRANTOR: CURTIS L BOYD									
GRANTEE: VERA FORD &/OR JOHN									
1293/1641	4/28/2015	QC	U	I	11	100			
GRANTOR: CURTIS L BOYD									
GRANTEE: CURTIS L BOYD & VER									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W19 FSP= W20 S7 E5 D3 R3 S2 E12 N12\$ S12 W12 N2 L3 U3 W5 N7 W24 S26 FGR= S22 E7 S1 E8 N1 E7 N22 W22\$ E22 S16 E8 FOP= S6 E11 N6 W11\$ E20 S4 E13 N46\$.													