

LOT 5 FRANK C CUMMINGS S/D UNIT
931-888, 932-026, 946-2194, WD 1

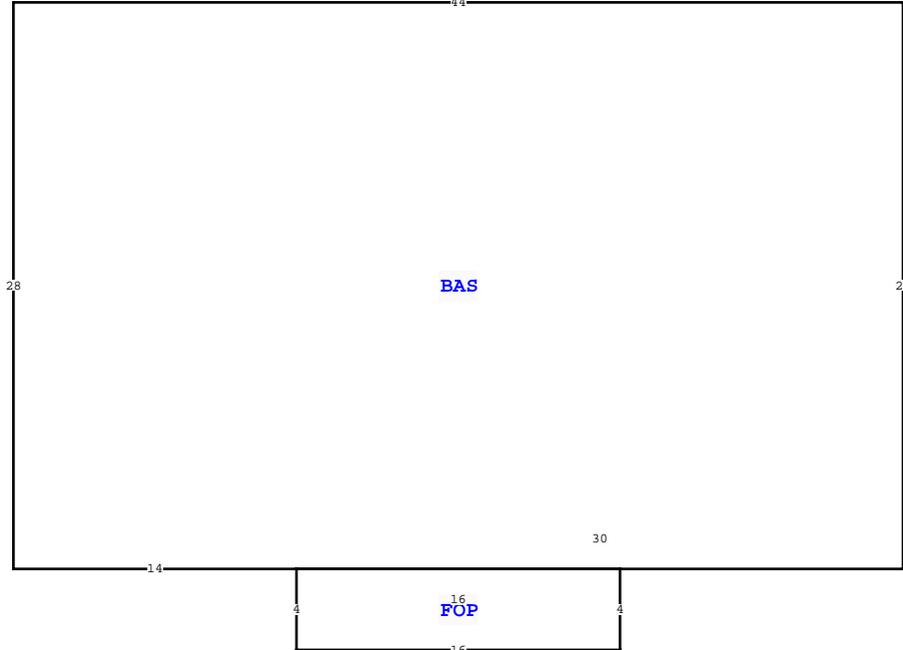
HILL-BROWN LAUREN
1055 NE GOODVINE WAY
LAKE CITY, FL 32055

2026

00-00-00-11209-105
00-00-00-11209-105

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 13 | LAM/VNLPLK | 100 |
| 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 |
| Condition Adj | 04 | 04 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 810317.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,232 | 100 | |
| FOP | 64 | 30 | |
| TOTALS | 1,296 | | |
| | | 1,251 | 121,890 |

| 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% | - 2023 | | | | | | | | |
| | | | | Heated Area: 1232 | | | | HX Base Yr 2023 | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY | | |
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 121,890 |
| TOTAL MARKET OB/XF VALUE | | 1,880 |
| TOTAL LAND VALUE - MARKET | | 3,868 |
| TOTAL MARKET VALUE | | 127,638 |
| SOH/AGL Deduction | | 1,667 |
| ASSESSED VALUE | | 125,971 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 74,560 |
| TOTAL JUST VALUE | | 127,638 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 129,777 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 0817 | REROOF | 7,947 | 10/08/2025 |
| 2298 | SFR | 155 | 02/06/2002 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1472/1547 | 7/28/2022 | WD | Q | I | 01 | 140,000 |
| GRANTOR: DOWNS-IVES BEVERLY LY | | | | | | |
| GRANTEE: HILL-BROWN LAUREN | | | | | | |
| 1125/0915 | 7/11/2007 | WD | Q | I | | 87,000 |
| GRANTOR: THREE RIVERS HOUSING | | | | | | |
| GRANTEE: BEVERLY LYNN DOWNS- | | | | | | |

| 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 | 0 | | 2.00 | 2.00 | 100 | 2002 |

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
| | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W44 S28 E14 FOP= S4 E16 N4 W16\$ E30 N28\$. | | | | | | | | | | | |

| 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 | DPTH 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 | | *RSF-3 | 0.00 | 0.00 | 6,447.00 | SF | | 1.00 | 1.00 | 1.20 | 0.50 | 0.60 | 3,868 | | | | | | | |