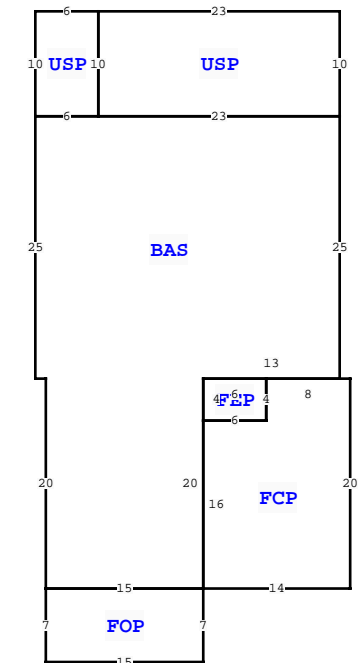




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,241	87.7200	98.25	121,928	1950	1950	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2003 Heated Area: 1025 HX Base Yr 2003													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	32317.160	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	65,459
FCP	256	25		64	4,087
FEP	24	80		19	1,214
FOP	105	30		32	2,044
USP	60	35		21	1,341
USP	230	35		80	5,109
TOTALS	1,700			1,241	79,253

349 SW DAVISON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	79,253		
TOTAL MARKET OB/XF VALUE	2,100		
TOTAL LAND VALUE - MARKET	8,268		
TOTAL MARKET VALUE	89,621		
SOH/AGL Deduction	42,386		
ASSESSED VALUE	47,235		
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE	22,235		
TOTAL JUST VALUE	89,621		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	86,589		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2023	9/13/2024	LE U	I	I	14	100
GRANTOR: BRYANT MARK B						
GRANTEE: BRYANT MARK B (ENH						
0631/0690	9/01/1987	WD Q	I			28,500
GRANTOR: KRAUSE RAYMOND &						
GRANTEE: BRYANT MABEL N						

EXTRA FEATURES	
L N	OB/XF CODE
1	0190
2	0296
3	0120

BUILDING NOTES	
BUILDING DIMENSIONS	
USP= N10 W23 S10 E23\$ BAS= W23 USP= N10W6 S10 E6\$ W6 S25 E1 S20 FOP= S7 E15 N7 W15\$ E15 FCP= E14N20 W8FEP= W6 S4 E6 N4\$ S4 W6 S16\$ N20 E13 N25\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	

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		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	1.50	1.50	8,268							