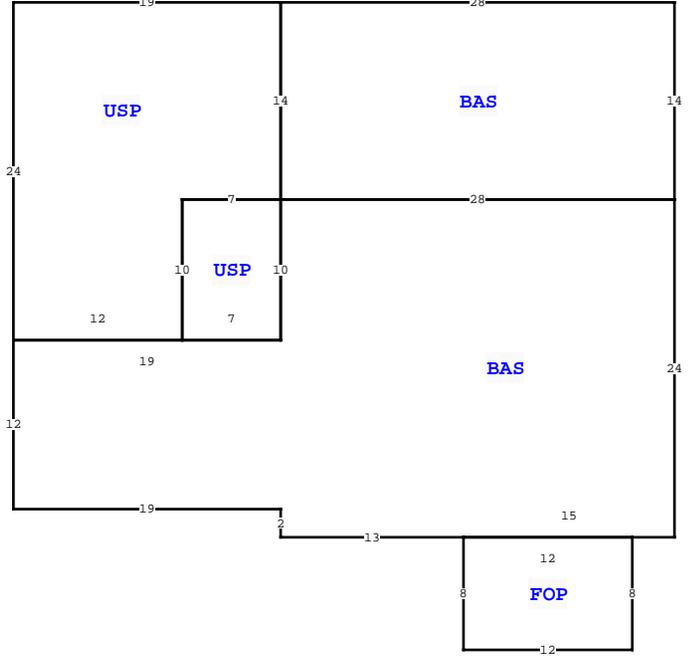


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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	1,480	131.2740	149.65	221,482	1945	2010	0	0	15.00	85.00			
1 SINGLE FAM 0% - 2024 Heated Area: 1292 HX Base Yr														



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	840317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100		392	49,864
BAS	900	100		900	114,482
FOP	96	30		29	3,689
USP	70	35		24	3,053
USP	386	35		135	17,173
TOTALS	1,844			1,480	188,260

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	188,260	
TOTAL MARKET OB/XF VALUE	2,316	
TOTAL LAND VALUE - MARKET	18,124	
TOTAL MARKET VALUE	208,700	
SOH/AGL Deduction	0	
ASSESSED VALUE	208,700	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	208,700	
TOTAL JUST VALUE	208,700	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	203,231	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045799	Roof Replacement	5,000	10/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1290	8/17/2023	WD Q	Q	I	01	242,500
GRANTOR: DIY DEVELOPMENT, LLC						
GRANTEE: HERNDON RICHARD KYL						
1482/1320	1/05/2023	WD U	U	I	11	0
GRANTOR: MCDONALD RODNEY D						
GRANTEE: DIY DEVELOPMENT, LL						

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	0294	SHED WOOD/	0	0	12	12	UT	1.50	1.50	100	1993	1993	3	100	216	
2	0251	LEAN TO W/	0	0	10	12	UT	1.50	1.50	100	1993	1993	3	100	180	
3	0166	CONC, PAVMT	0	0	10	20	UT	1.50	1.50	100	1993	1993	3	100	300	
4	0070	CARPORT UF	0	0	20	24	UT	1.50	1.50	100	1993	1993	3	100	720	
5	0130	CLFENCE 5	0	0	0	0	UT	0.00	0.00	100	2011	2011	3	100	300	
6	0070	CARPORT UF	0	0	0	0	UT	0.00	0.00	100	2016	2016	3	100	600	

254 SW WALL TER, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/12/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W28 USP= W7 S10 E7 N10 S11 W19 S12 E19 S2 E13 FOP= S8 E12 N8 W12 S E15 N24 S BAS= N14 W28 USP= W19 S24 E12 N10 E7 N14 S S14 E28 S.														

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	0		*RSF	200.00	145.00	7,250.00	SF		1.00	1.00	1.00	1.25	1.25	9,062							
2	0000	C	VAC RES	0		*RSF	200.00	145.00	7,250.00	SF		1.00	1.00	1.00	1.25	1.25	9,062							