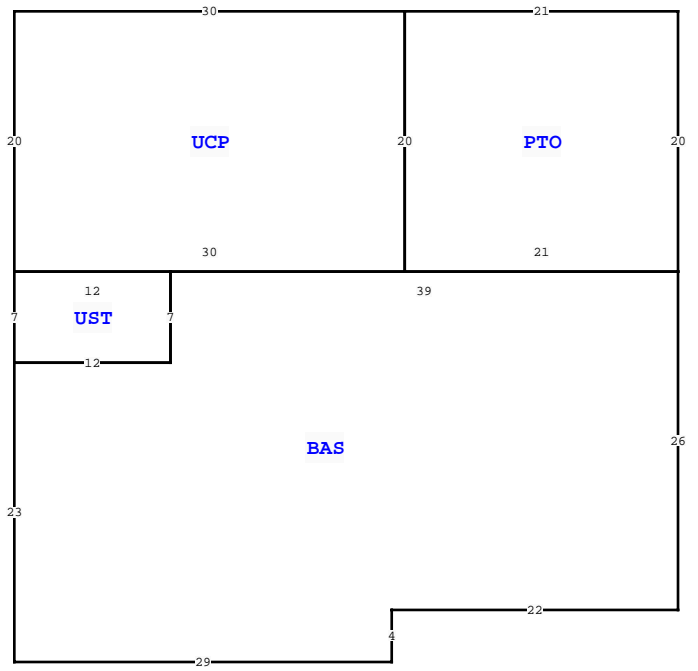




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	1,537	121.1760	135.72	208,602	1966	2000	0	0	0	31.25	68.75	
1 SINGLE FAM 100% - 2026 Heated Area: 1358 HX Base Yr 2026													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		07	870317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,358	100		1,358	126,712		
PTO	420	5		21	1,959		
UCP	600	20		120	11,197		
UST	84	45		38	3,545		
TOTALS	2,462			1,537	143,414		

481 SE WALDRON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	143,414		
TOTAL MARKET OB/XF VALUE	2,700		
TOTAL LAND VALUE - MARKET	9,500		
TOTAL MARKET VALUE	155,614		
SOH/AGL Deduction	0		
ASSESSED VALUE	155,614		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	104,203		
TOTAL JUST VALUE	155,614		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	107,809		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047358	Roof Replacement	9,800	06/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2763	3/19/2025	WD	U	I	41	220,000
GRANTOR: TURTLE GRASS PROPERTI						
GRANTEE: ROWAN NINA						
1501/1964	10/26/2023	WD	Q	I	01	105,000
GRANTOR: BEVILLE JOHN D JR						
GRANTEE: TURTLE GRASS PROPER						

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

BUILDING NOTES													
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BUILDING DIMENSIONS
BAS= N26 PTO= N20 W21 UCP= W30 S20 E30 N20\$ S20 E21\$ W39 UST= W12 S7 E12 N7 \$ S7 W12 S23 E29 N4 E22\$.

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		*RSF-3	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							