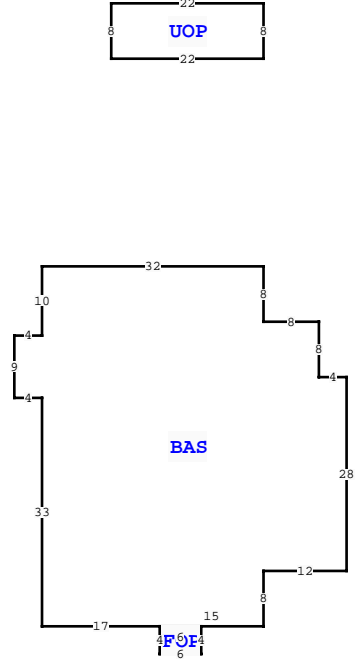




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	09	PINE WOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,100	100	
FOP	24	30	
UOP	176	20	
TOTALS	2,300		
TOTALS		2,142	152,833

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%	- 2026		Heated Area: 2100					HX Base Yr 2026		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			152,833
TOTAL MARKET OB/XF VALUE			1,700
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			166,533
SOH/AGL Deduction			0
ASSESSED VALUE			166,533
TOTAL EXEMPTION VALUE	HX HB 13		166,533
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			166,533
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,733
XFOB:1:1: GREEN HOUSE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32	STORAGE	50	01/17/2013
1807	ADDN SFR	50	07/06/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2378	11/10/2025	PB	U	I	18	0
GRANTOR: ANDERSON PAMELA ANN						
GRANTEE: HOLTZCLAW WILLIAM H						
1554/275	9/26/2025	LE	U	I	14	0
GRANTOR: HOLTZCLAW WILLIAM HAR						
GRANTEE: HOLTZCLAW WILLIAM H						

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	0021	BARN, FR AE	0	100	0	0	0	0	0.00	100	0	0	3	100	450	
2	0214	GRN HOUSE	0	100	0	0	0	0	0.00	100	0	0	3	100	450	
3	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2011	2011	3	100	200	
4	0040	BARN, POLE	0	100	0	0	0	0	0.00	100	2013	2013	3	100	600	

BUILDING NOTES			
451 SE ISABELLA WAY, LAKE CITY			
BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

BUILDING DIMENSIONS			
BAS= W32 S10 W4 S9 E4 S33 E17FOP= S4 E6 N4 W6\$ E15 N8 E12 N28 W4 N8 W8 N8\$ PTR=N30 UOP= N8 W22 S8 E22\$ S30\$.			

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	9,600.00	SF		1.00	1.00	1.00	1.25	1.25	12,000								