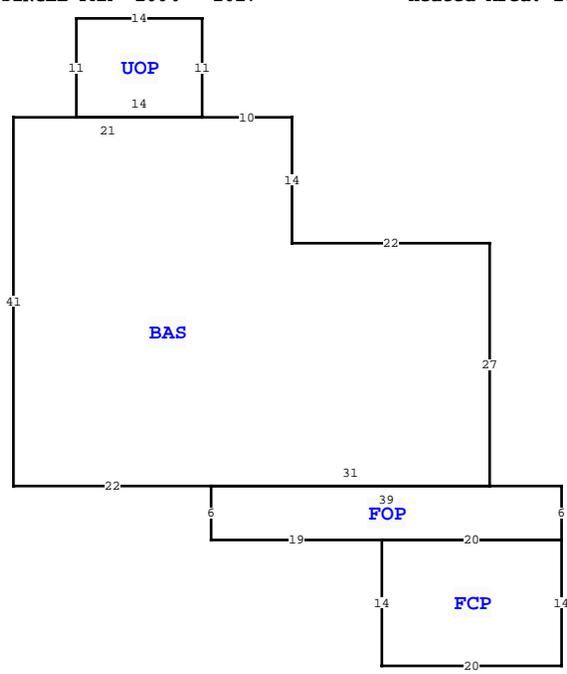


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2.5	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

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%	- 2017		Heated Area: 1865					HX Base Yr	2017		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100		1,865	163,581
FCP	280	25		70	6,140
FOP	234	30		70	6,140
UOP	154	20		31	2,719
TOTALS	2,533			2,036	178,580

432 SW THERESA CT, LAKE CITY

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

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	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	10	10	100.00	UT	3.50	3.50	100	1993	1993	3	100	350	

TOTAL OB/XF 1,650

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-2	0.00	0.00	8,496.00	SF		1.00	1.00	1.00	1.25	1.25	10,620							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			178,580
TOTAL MARKET OB/XF VALUE			1,650
TOTAL LAND VALUE - MARKET			10,620
TOTAL MARKET VALUE			190,850
SOH/AGL Deduction			89,803
ASSESSED VALUE			101,047
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			49,636
TOTAL JUST VALUE			190,850
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0882			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/2267	1/20/2026	WD	Q	I	01	240,000
GRANTOR: MORRIS DANIEL E						
GRANTEE: KOKERNAK SEAN						
1327/1756	12/19/2016	WD	Q	I	01	98,000
GRANTOR: LINDA F HUNTER BUTLER						
GRANTEE: DANIEL E & EMILY J						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 N14 W10 UOP= N11 W14 S11 E14\$ W21 S41 E22 FOP= S6 E19 FCP= S14 E20 N14W20\$ E20 N6 W39\$ E 31 N27\$.