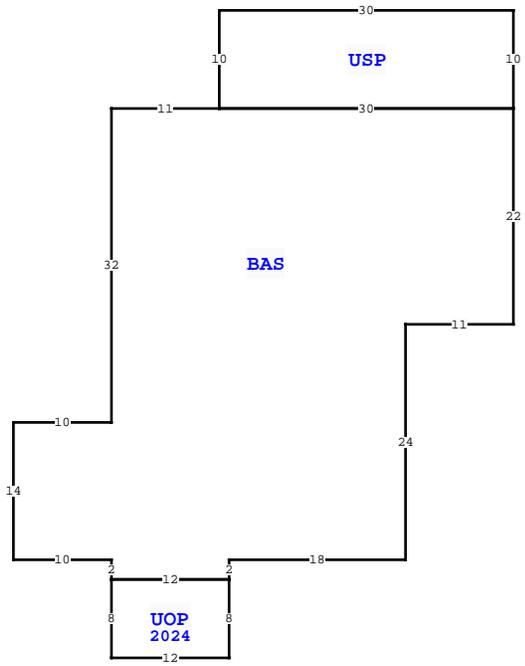


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	06	VINYL ASB	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.140	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,786	100	
UOP	96	20	2024
USP	300	35	
TOTALS	2,182		
			1,910
			154,555

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,910	105.0885	117.70	224,807	1946	2000	0	0	31.25	68.75
1 SINGLE FAM 0% - 2026 Heated Area: 1786 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		154,555
TOTAL MARKET OB/XF VALUE		3,450
TOTAL LAND VALUE - MARKET		21,275
TOTAL MARKET VALUE		179,280
SOH/AGL Deduction		0
ASSESSED VALUE		179,280
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		179,280
TOTAL JUST VALUE		179,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2677	4/25/2025	WD	U	I	41	282,000
GRANTOR: KT PROPERTY MASTERS L						
GRANTEE: LITTLE CRISHTIAN D						
1500/1520	9/19/2023	WD	U	I	37	45,000
GRANTOR: ALFORD CAROL A						
GRANTEE: KT PROPERTY MASTERS						

EXTRA FEATURES		346 SW HARRISON PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 0 0 0
2	0294	SHED WOOD/	0 0 0 0
3	0294	SHED WOOD/	0 0 0 0
7	0130	CLFENCE 5	0 0 0 0
8	0169	FENCE/WOOD	0 0 0 0
9	0180	FPLC 1STRY	0 0 0 0

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
7	0130	CLFENCE 5	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
8	0169	FENCE/WOOD	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
9	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
TOTAL OB/XF 3,450																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=22,-20] W11 S32 W10 S14 E10 S2 E12 N2 E18 N24 E11 N22 W30 \$	
USP=[ORIG=52,-20] N10 W30 S10 E30 \$	
UOP=[YR=2024;ORIG=23,36] W12 N8 E12 S8 \$	
PTR=[ORIG=0,0] N30 S30 \$	

LAND DESCRIPTION		TOTAL OB/XF 3,450																						
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-2110.00	135.00		1.00	LT		1.00	1.00	1.15	18,500.00	21,275.00	21,275							