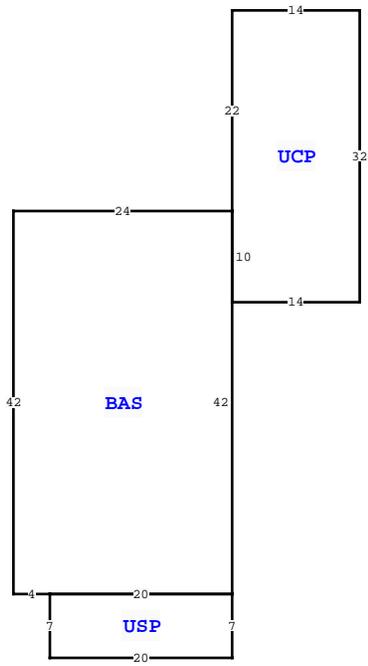


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	06	VINYL ASB 20	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		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	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	
UCP	448	20	
USP	140	35	
TOTALS	1,596		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR RENTAL	0%	- 2026									Heated Area: 1008	HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			56,212
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			399,000
TOTAL MARKET VALUE			121,502
SOH/AGL Deduction			0
ASSESSED VALUE			121,502
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,502
TOTAL JUST VALUE			463,712
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			462,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/2453	12/04/2025	QC	U	I	11	100
GRANTOR: STRAWDER KIMBERLY						
GRANTEE: SIMPLY VETS HOLDING						
1556/1716	2/02/2024	LE	U	I	14	100
GRANTOR: HALL FAYE T						
GRANTEE: HALL FAYE T (ENH LI						

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	0040	BARN, POLE	0	0 40 60	2,400.00	UT	3.50	3.50	100	2017	2017	3	100	8,400	
2	0285	SALVAGE	0	0 0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
482 NW CANSA RD, LAKE CITY				04/14/2025 MLU			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 S42 E4 USP= S7 E20 N7 W20\$ E20 N42\$UCP= N22 E14 S32 W14 N10\$.													

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	102.00	AC		1.00	1.00	1.00	445.00	445.00	45,390							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	280.00	280.00	8,400							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	132.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	396,000							