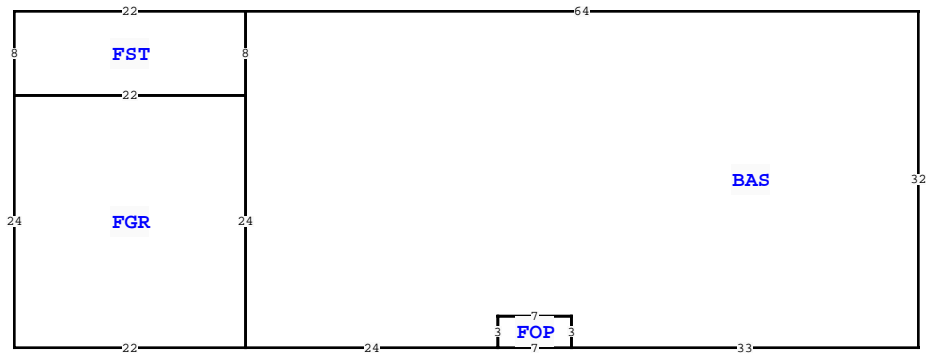


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	13	LAM/VNLPLK	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,027	100	
FGR	528	55	
FOP	21	30	
FST	176	55	
TOTALS	2,752		

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%	2021								
			Heated Area: 2027				HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		173,943	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		109,200	
TOTAL MARKET VALUE		287,343	
SOH/AGL Deduction		176,018	
ASSESSED VALUE		111,325	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		59,914	
TOTAL JUST VALUE		287,343	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047580	Electrical Servic	0	06/30/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1893	11/20/2020	WD	Q	I	01	264,500
GRANTOR: ESP RECOVERY LLP						
GRANTEE: MARY ANNE GAUVIN HI						
1237/1202	6/14/2012	WD	U	I	38	90,000
GRANTOR: RUBY PATRICIA FIELDER						
GRANTEE: ESP RECOVERY LLP						

EXTRA FEATURES		772 NW FALLING CREEK RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0258	PATIO	0.00
2	0180	FPLC 1STRY	2,000.00
3	0260	PAVEMENT-A	1,000.00
4	0020	BARN,FR	0.00
5	0252	LEAN-TO W/	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/18/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 FST= W22 S8 E22 N8S8 FGR= W22 S24 E22 N24S S24 E24 FOP= E7 N3 W7 S3S N3 E7 S3 E33 N32S.	

LAND DESCRIPTION		TOTAL OB/XF 4,200																						
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	15.80	AC		1.00	1.00	1.00	6,500.00	6,500.00	102,700							