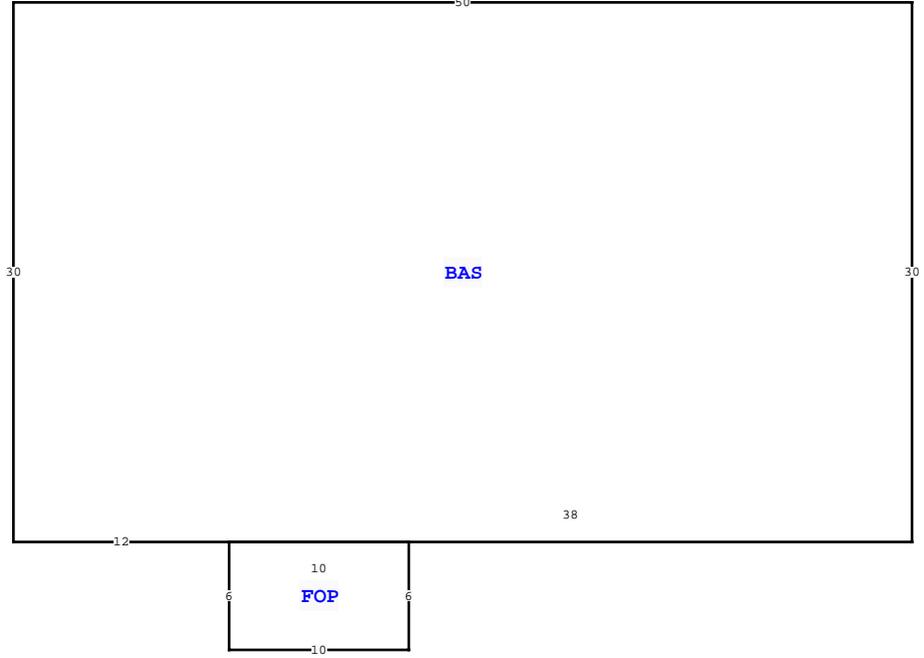




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,500	100	
FOP	60	30	
TOTALS	1,560		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2020		Heated Area: 1500					HX Base Yr	2020



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3																			
VALUATION SUMMARY																								
VALUATION BY				STANDARD																				
Tax Group: 3				Tax Dist:																				
BUILDING MARKET VALUE				166,556																				
TOTAL MARKET OB/XF VALUE				26,016																				
TOTAL LAND VALUE - MARKET				67,635																				
TOTAL MARKET VALUE				260,207																				
SOH/AGL Deduction				114,396																				
ASSESSED VALUE				145,811																				
TOTAL EXEMPTION VALUE				51,411																				
BASE TAXABLE VALUE				94,400																				
TOTAL JUST VALUE				260,207																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				262,190																				
SALE:1:1: 10.02 AC																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
000041816	Roof Replacement	9,345	04/28/2021																					
38657	M H	325	09/25/2019																					
26698	SFR	481	01/31/2008																					
15148	M H	125	03/01/1999																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																		
1377/1795	2/04/2019	WD	Q	I	01	150,000																		
GRANTOR: KEITH THOMPSON																								
GRANTEE: ROGER D & DIANN COC																								
1377/1793	1/29/2019	QC	U	I	11	100																		
GRANTOR: REGINA KING THOMPSON																								
GRANTEE: KEITH THOMPSON																								
BLD DATE						LGL DATE																		
XF DATE						LAND DATE																		
INC DATE						AG DATE																		
467 SW DIAMOND CT, LAKE CITY						04/07/2025 MLU																		
EXTRA FEATURES						BUILDING NOTES																		
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	0294	SHED WOOD/	0	100	0	0		1.00	100	1999	1999	3	100	600										
2	0294	SHED WOOD/	0	100	0	0		1.00	100	2005	2005	3	100	500										
3	9945	Well/Sept	0	100	0	0		1.00	100	7,000.00	7,000.00		100	7,000										
4	0166	CONC,PAVMT	0	100	0	0		822.00	100	2009	2009	3	100	2,466										
5	9947	Septic	0	0	0	0		1.00	100	3,000.00	3,000.00		100	3,000										
6	0261	PRCH, UOP	0	100	0	0		1.00	100	300.00	300.00	50	2016	150										
7	9946	Well	0	0	0	0		1.00	100	4,000.00	4,000.00		100	4,000										
8	0296	SHED METAL	0	100	0	0		1.00	100	2019	2019	3	100	1,200										
9	0296	SHED METAL	0	100	0	0		1.00	100	2019	2019	3	100	2,400										
10	0070	CARPORT UF	0	100	0	0		1.00	100	2019	2019	3	100	900										
TOTAL OB/XF														22,216										
LAND DESCRIPTION																								
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	10.02	AC		1.00	1.00	0.75	9,000.00	6,750.00	67,635							

