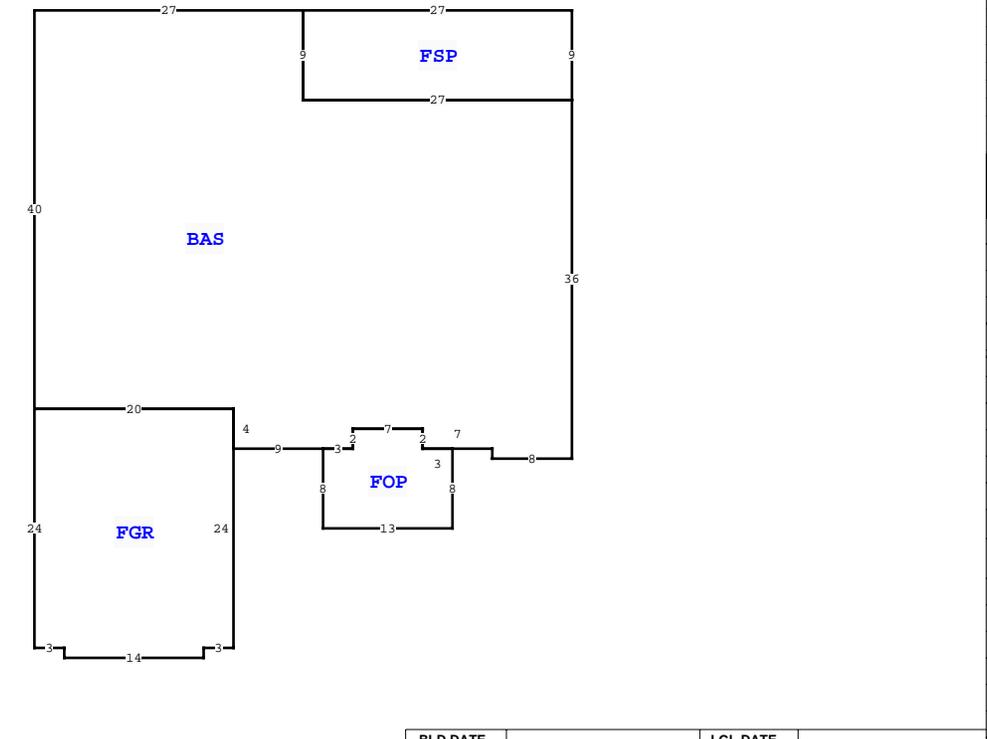


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,451	132.8096	151.40	371,081	2020	2020	0	0	0	7.50	92.50



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1516.0500	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100		2,047	286,672
FGR	494	55		272	38,092
FOP	118	30		35	4,902
FSP	243	40		97	13,585
TOTALS	2,902			2,451	343,250

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 3	STANDARD
BUILDING MARKET VALUE		343,250
TOTAL MARKET OB/XF VALUE		72,615
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		475,865
SOH/AGL Deduction		28,619
ASSESSED VALUE		447,246
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		395,835
TOTAL JUST VALUE		475,865
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048425	Electrical Servic	0	10/17/2023
39341	POOL	0	03/10/2020
38574	STORAGE	215	09/09/2019
38489	SFR	1,034	08/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/301	8/16/2021	WD	Q	I	01	575,000
GRANTOR: FOX L RONNIE L						
GRANTEE: VAN BLOEM STEVEN L						
1382/1729	4/15/2019	WD	Q	V	01	55,000
GRANTOR: MICHAEL & MAXINE HAND						
GRANTEE: RONNIE L & JOCELYN						

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	0030	BARN,MT	0	100	30	50	UT	20.00	20.00	100	2019	2019	3	100	30,000	
2	0280	POOL R/CON	0	100	15	22	UT	70.00	70.00	100	2020	2020	3	91	21,021	
3	0282	POOL ENCL	0	100	25	30	UT	15.00	15.00	100	2020	2020	3	70	7,875	
4	0166	CONC,PAVMT	0	100	0	0	UT	2.25	2.25	100	2020	2020	3	100	8,019	
5	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

261 SW HIGHPOINT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W27 S40 E20 S4 E9 E3 N2 E7 S2 E7 S1 E8 N36 W27 N9 \$	
FGR=[ORIG=-27,40] S24 E3 S1 E14 N1 E3 N24 W20 \$	
FSP=[ORIG=27,9] N9 W27 S9 E27 \$	
FOP=[ORIG=2,44] S8 E13 N8 W3 N2 W7 S2 W3 \$	

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-3	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							