

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	02
NEIGHBORHOOD/LOC	1517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	162	100	
BAS	2,240	100	
FEP	189	80	
FOP	200	30	
FST	99	55	
TOTALS	2,890		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,667	114.7200	128.49	342,683	1950	1950	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 2402 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			222,744
TOTAL MARKET OB/XF VALUE			4,700
TOTAL LAND VALUE - MARKET			120,780
TOTAL MARKET VALUE			243,186
SOH/AGL Deduction			2,596
ASSESSED VALUE			240,590
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			240,590
TOTAL JUST VALUE			348,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32469	MAINT/ALTR	55	11/10/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1395/0281	9/23/2019	WD U	I	I	30	100
GRANTOR: FINLEY JAMES & SANDRA						
GRANTEE: FINLEY JAMES & SAND						
1297/0940	6/25/2015	LE U	I	I	30	100
GRANTOR: FINLEY JAMES & SANDRA						
GRANTEE: TROY KITE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	18	24	1.00	UT	0.00	0.00	100
2	0010	BARN, BLK	0	0	16	18	1.00	UT	0.00	0.00	100
3	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100
4	0040	BARN, POLE	0	0	24	18	1.00	UT	0.00	0.00	100
5	0020	BARN, FR	0	0	20	86	1.00	UT	0.00	0.00	100
6	0294	SHED WOOD/	0	0	16	10	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
4,700											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026		MLU						

BUILDING NOTES											
7214 SE COUNTY ROAD 245 , LAKE CITY											

BUILDING DIMENSIONS											
BAS= W44 FST= W9 S11 E9 N11S\$11 FEP= W9 S21 E9 N21\$ S24 E14 BAS= S9 E18 N9 W18\$ E50 N35 FOP= N10 W20 S10 E20\$ W20\$.											

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	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	445.00	445.00	2,002							
3	6677	A	PECANS	0		A-1	0.00	0.00	5.48	AC		1.00	1.00	1.00	500.00	500.00	2,740							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.98	AC		1.00	1.00	1.00	11,000.00	11,000.00	109,780							