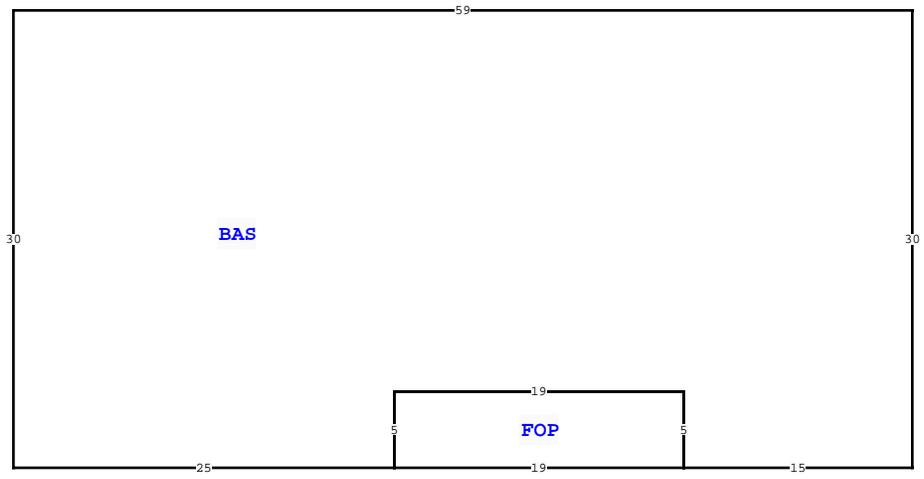


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,675	100	
FOP	95	30	
TOTALS	1,770		
TOTALS		1,703	166,234

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
			Heated Area: 1675			HX Base Yr						
												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,675	100		1,675	163,501							
FOP	95	30		28	2,733							
TOTALS	1,770			1,703	166,234							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			166,234
TOTAL MARKET OB/XF VALUE			2,964
TOTAL LAND VALUE - MARKET			96,235
TOTAL MARKET VALUE			265,433
SOH/AGL Deduction			0
ASSESSED VALUE			265,433
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			265,433
TOTAL JUST VALUE			265,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051439	Roof Replacement	11,294	11/07/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1716	6/12/2025	WD	Q	I	01	365,000
GRANTOR: HANNA MARK E						
GRANTEE: REESE WAYNE V						
1250/1832	3/06/2013	WD	U	I	30	125,000
GRANTOR: CONCRAD & BARBARA HAN						
GRANTEE: MARK E HANNA						

EXTRA FEATURES		6386 SW STATE ROAD 47 , LAKE CITY															
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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,464	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/04/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W59 S30 E25 FOP= E19 N5W19 S5\$ N5 E19 S5 E15 N30\$.

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	10.13	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,235								