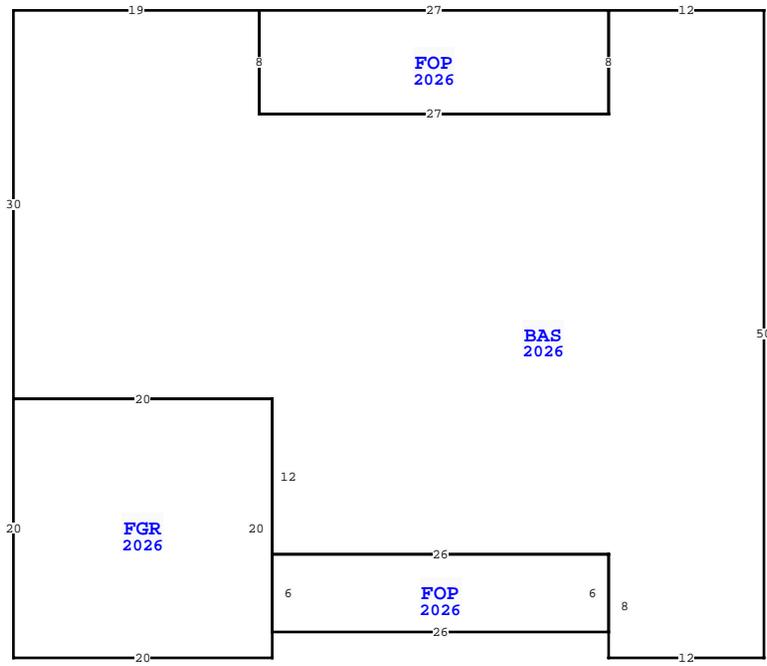


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

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%	- 2026		316,411	2025	2025	0	0	0.00	100.00
Heated Area: 2076 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			316,411
TOTAL MARKET OB/XF VALUE			1,260
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			356,171
SOH/AGL Deduction			0
ASSESSED VALUE			356,171
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			304,760
TOTAL JUST VALUE			356,171
NCON VALUE			317,671
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052205	New Residential C	300,000	01/30/2025
000052076	Right-of-Way Acce		01/15/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/2259	6/13/2025	WD Q	Q	I	01	400,800
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: WILSON STEVEN SAMUE						
1520/1477	8/01/2024	WD Q	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2026	2,076	272,786
FGR	400	55	2026	220	28,908
FOP	156	30	2026	47	6,176
FOP	216	30	2026	65	8,541
TOTALS	2,848			2,408	316,411

345 SW SILVER PALM DR, LAKE CITY
BLD DATE: 04/03/2025 MLU
XF DATE: _____
INC DATE: _____

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	0166	CONC, PAVMT	0	100	0	0			3.00	100	2026	2025		100	1,260	

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2026;ORIG=10,-20] W12 S8 W27 N8 W19 S30 E20 S12 E26 S8 E12 N50 \$														
FOP=[YR=2026;ORIG=-29,-20] E27 S8 W27 N8 \$														
FOP=[YR=2026;ORIG=-28,22] E26 S6 W26 N6 \$														
FGR=[YR=2026;ORIG=-48,10] E20 S20 W20 N20 \$														

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	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							