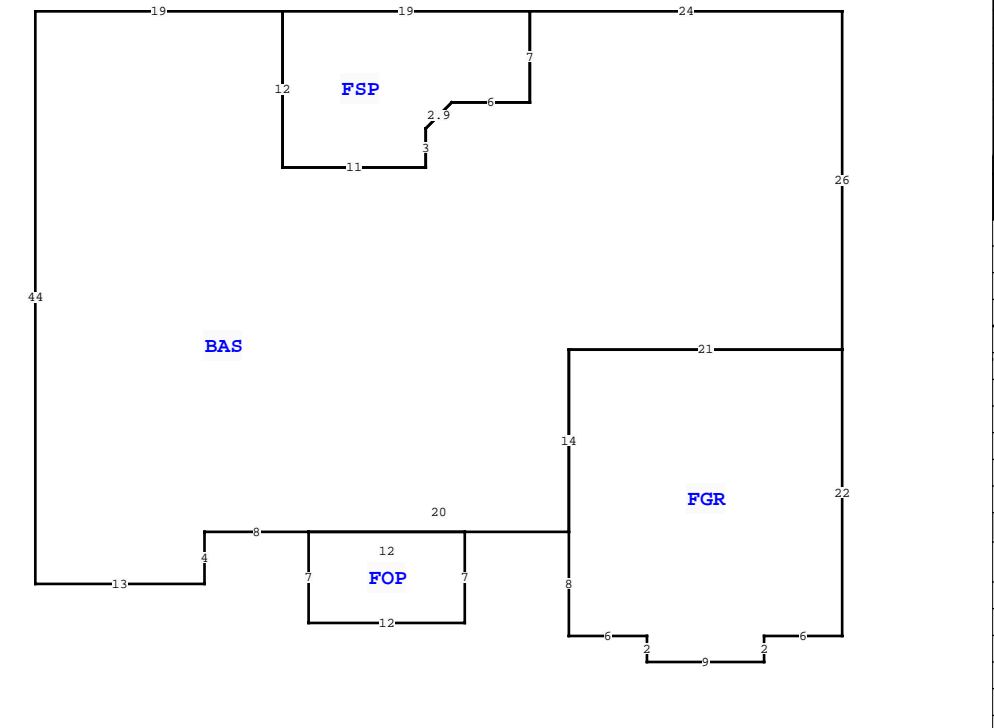


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	12 HARDWOOD 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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%	- 2025								



Quality					
DOR CODE	VALUATION SUMMARY				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC	3416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100		2,048	229,308
FGR	480	55		264	29,559
FOP	84	30		25	2,799
FSP	190	40		76	8,509
TOTALS	2,802			2,413	270,175

257 SW RED MAPLE WAY, LAKE CITY

BLD DATE	LGL DATE	05/09/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG 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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2004	2004	3	100	2,000
2	0166	CONC,PAVMT	0	100	0	0		1,394.00	UT 2.00	2.00	100	2004	2004	3	100	2,788
3	0169	FENCE/WOOD	0	100	0	0		160.00	UT 7.00	7.00	100	2007	2007	3	100	1,120
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2007	2007	3	100	400
5	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	900
6	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	500

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			270,175	
TOTAL MARKET OB/XF VALUE			7,708	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			307,883	
SOH/AGL Deduction			57,566	
ASSESSED VALUE			250,317	
TOTAL EXEMPTION VALUE	HX HB 13		250,317	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			307,883	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			312,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045905	Roof Replacement	20,000	11/14/2022
21952	SFR	618	06/09/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/858	9/25/2024	TR Q	Q	I	01	380,000

GRANTOR: MCGAFFICK GEORGE L
GRANTEE: JONES EZEKIEL SYDEL
1040/1894 3/15/2005 WD Q I 232,400
GRANTOR: PHOENIX LAND DEVELOPM
GRANTEE: GEORGE L & DIXIE L

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W24 S7 W6 D2L2 S3 W11 N12 W19 S44 E13 N4 E8 E20 N14 E21 N26 \$
FGR=[ORIG=-21,40] S8 E6 S2 E9 N2 E6 N22 W21 S14 \$
FSP=[ORIG=-24,0] W19 S12 E11 N3 U2R2 E6 N7 \$
FOP=[ORIG=-41,40] S7 E12 N7 W12 \$

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							