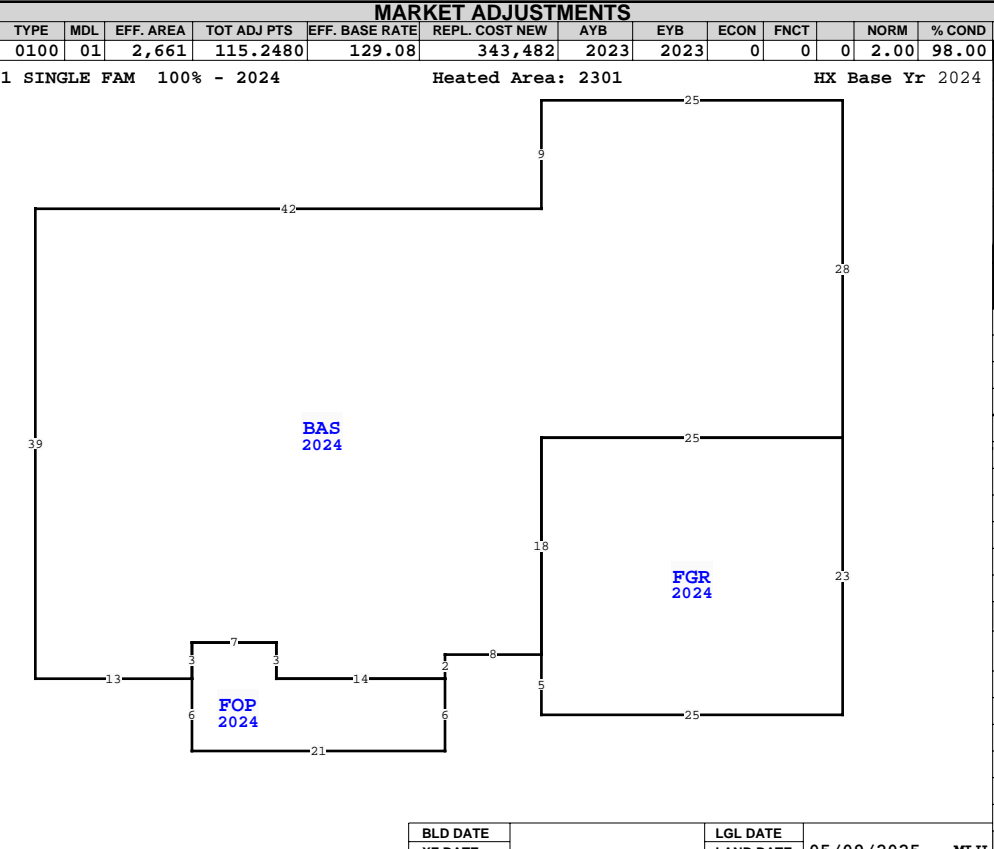


ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	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	2,301	100	2024	2,301	291,073
FGR	575	55	2024	316	39,973
FOP	147	30	2024	44	5,566
TOTALS	3,023			2,661	336,612



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		336,612	
TOTAL MARKET OB/XF VALUE		6,960	
TOTAL LAND VALUE - MARKET		57,000	
TOTAL MARKET VALUE		400,572	
SOH/AGL Deduction		139,087	
ASSESSED VALUE		261,485	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		210,074	
TOTAL JUST VALUE		400,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		404,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049274	Storage Building	6,368	02/22/2024
000043100	New Residential C	220,000	11/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/400	2/19/2021	WD	Q	V	05	57,000
GRANTOR: TALMADGE JAMES THOMAS						
GRANTEE: ANDERSON WILMA J						
1404/1858	1/13/2020	QC	U	V	11	100
GRANTOR: VICTORIA ANN TALMADGE						
GRANTEE: JAMES THOMAS TALMAD						

EXTRA FEATURES		250 SW CAMPHOR CT, 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	0166	CONC, PAVMT	0	100	0	0			820.00	UT	3.00				100	2,460
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	4,500.00				100	4,500

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/09/2025 MLU
LAND DATE	
AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=60,10] S39 E13 N3 E7 S3 E14 N2 E8 N18 E25 N28 W25 S9 W42 \$	
FOP=[YR=2024;ORIG=73,46] S3 S6 E21 N6 W14 N3 W7 \$	
FGR=[YR=2024;ORIG=102,29] S18 S5 E25 N23 W25 \$	

LAND DESCRIPTION		TOTAL OB/XF 6,960																						
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	1.40	30,000.00	42,000.00	42,000							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	0.50	LT		1.00	1.00	1.00	30,000.00	30,000.00	15,000							