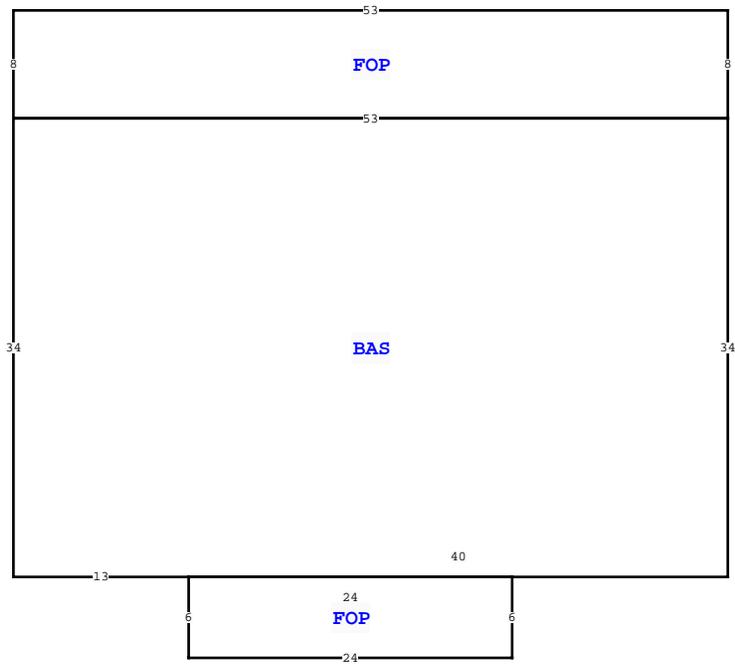


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.0500	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,802	100	
FOP	144	30	
FOP	424	30	
TOTALS	2,370		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,972	123.0000	140.22	276,514	2014	2014	0	0	0	11.00	89.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1802 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			246,097
TOTAL MARKET OB/XF VALUE			1,300
TOTAL LAND VALUE - MARKET			44,220
TOTAL MARKET VALUE			291,617
SOH/AGL Deduction			0
ASSESSED VALUE			291,617
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			291,617
TOTAL JUST VALUE			291,617
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,177
SALE:3:1: WD REPLACING AGREEMENT FOR VACANT LAND			
SALE:2:1: LOT 4 PECAN ACRES			
LAND:1:1: 4.02 AC			
XFOB:1:1: LIBERTY M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1302	5/28/2025	WD	Q	I	01	375,000
GRANTOR: THOMPSON JACQUELINE						
GRANTEE: TANKERSLEY DUSTIN T						
1257/2042	7/09/2013	QC	U	I	11	100
GRANTOR: SEAN ALWYN THOMPSON (
GRANTEE: JACQUELINE THOMPSON						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	10	16	UT	5.00	5.00	400
2	0252	LEAN-TO W/	0	0	0	0	UT	0.00	0.00	100
3	0166	CONC, PAVMT	0	0	0	0	UT	800.00	800.00	800

TOTAL OB/XF																
303 SW PECAN GLN, 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	0296	SHED METAL	0	0	10	16	UT	5.00	5.00	50	1993	1993	3	50	400	
2	0252	LEAN-TO W/	0	0	0	0	UT	0.00	0.00	100	2007	2007	3	100	100	
3	0166	CONC, PAVMT	0	0	0	0	UT	800.00	800.00	100	2026	2025		100	800	
TOTALS														1,300		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= N34 FOP= N8 W53 S8 E53\$ W53 S34 E13 FOP= S6 E24 N6 W24\$E40\$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF/MH	0.00	0.00	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							