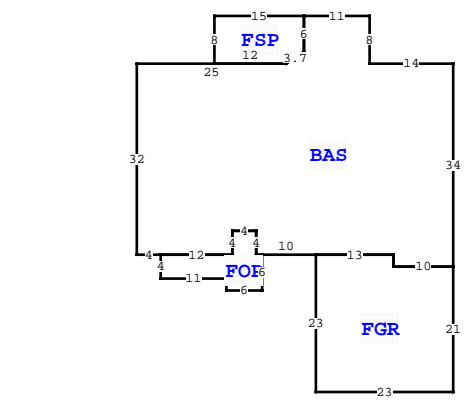
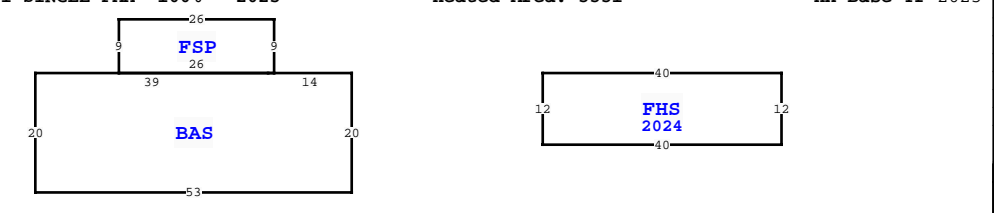


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,589	114.0720	140.54	504,398	2020	2020	0	0	5.00	95.00	



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	33316.030	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100		1,060	141,523
BAS	1,791	100		1,791	239,122
FGR	509	55		280	37,383
FHS	480	60	2024	288	38,452
FOP	96	30		29	3,872
FSP	117	40		47	6,275
FSP	234	40		94	12,550
TOTALS	4,287			3,589	479,178

292 SW OLD CYPRESS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	479,178			
TOTAL MARKET OB/XF VALUE	12,408			
TOTAL LAND VALUE - MARKET	26,400			
TOTAL MARKET VALUE	517,986			
SOH/AGL Deduction	67,348			
ASSESSED VALUE	450,638			
TOTAL EXEMPTION VALUE	HX HB VX DX		61,411	
BASE TAXABLE VALUE	389,227			
TOTAL JUST VALUE	517,986			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	523,690			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052486	Remodel	2,000	03/03/2025
37694	SFR	1,326	01/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2329	1/04/2024	WD Q	Q	I	01	580,000
GRANTOR: GSGC LEASING LLC						
GRANTEE: ISBEL STEVEN						
1404/1534	1/30/2020	WD U	V	30		564,700
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: GSGC LEASING LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W14 N8 W11 S6 D2L3 W25 S32 E4 E12 N4 E4 S4 E10 E13 S2 E10 N34 \$	
BAS=[ORIG=-17,-25] N20 W14 W39 S20 E53 \$	
FGR=[ORIG=-23,32] S23 E23 N21 W10 N2 W13 \$	
FSP=[ORIG=-30,-45] N9 W26 S9 E26 \$	
FSP=[ORIG=-25,-8] W15 S8 E12 U2R3 N6 \$	
FOP=[ORIG=-49,32] S4 E11 S2 E6 N6 W1 N4 W4 S4 W12 \$	
FHS=[YR=2024;ORIG=15,-33] N12 E40 S12 W40 \$	

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	480.00	UT	2.48	2.48	100	2020	2020	3	100	1,188	
2	0104	GENERATOR	0	100	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	
3	0104	GENERATOR	0	100	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

LAND DESCRIPTION		TOTAL OB/XF														12,408								
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							