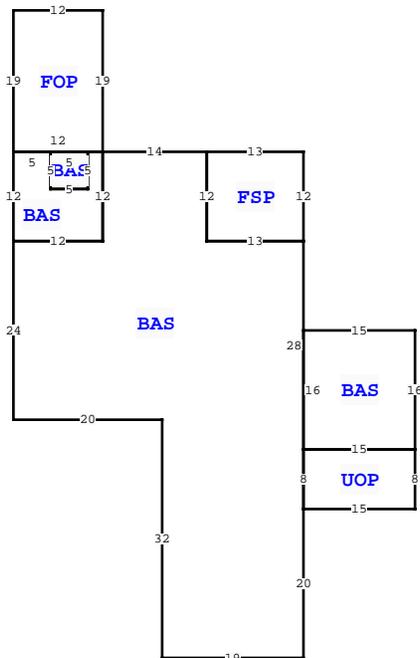




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,250	114.8400	130.92	294,570	1900	2010	0	0	18.75	81.25
1 SINGLE FAM			100% - 2024	Heated Area: 2096			HX Base Yr 2024				



Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	4617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	25	100		25	2,659
BAS	119	100		119	12,658
BAS	240	100		240	25,530
BAS	1,712	100		1,712	182,110
FOP	228	30		68	7,234
FSP	156	40		62	6,595
UOP	120	20		24	2,553
TOTALS	2,600			2,250	239,338

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			239,338
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			53,000
TOTAL MARKET VALUE			261,658
SOH/AGL Deduction			65,056
ASSESSED VALUE			196,602
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			145,191
TOTAL JUST VALUE			300,538
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054448	Remodel	37,575	11/11/2025
000043216	Roof Replacement	7,500	11/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/2273	9/27/2023	WD	Q	I	01	350,000
GRANTOR: CARDOSO ANGEL VICTOR						
GRANTEE: MARTINEZ SAMUEL						
1431/351	2/10/2021	WD	U	I	12	138,600
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: CARDOSO ANGEL VICTO						

EXTRA FEATURES		1845 SW HALTIWANGER RD, 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	0021	BARN,FR AE	0	100	0	0		1.00	UT	0.00	100	0	0	3	100	5,000
2	0070	CARPORT UF	0	100	0	0		1.00	UT	0.00	100	2013	2013	3	100	1,200
3	0180	FPLC 1STRY	0	100	0	0		1.00	UT	2,000.00	100	2024	2023	100	100	2,000

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 N12 W14 S12 W12 S24 E20 S32 E19 N20 N8 N28 \$	
BAS=[ORIG=0,28] E15 N16 W15 S16 \$	
FOP=[ORIG=-27,-12] N19 W12 S19 E12 \$	
FSP=[ORIG=0,0] N12 W13 S12 E13 \$	
UOP=[ORIG=0,36] E15 N8 W15 S8 \$	
BAS=[ORIG=-27,-12] W2 S5 W5 N5 W5 S12 E12 N12 \$	
BAS=[ORIG=-29,-12] W5 S5 E5 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF										8,200												
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	100					1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	100					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	100					4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							