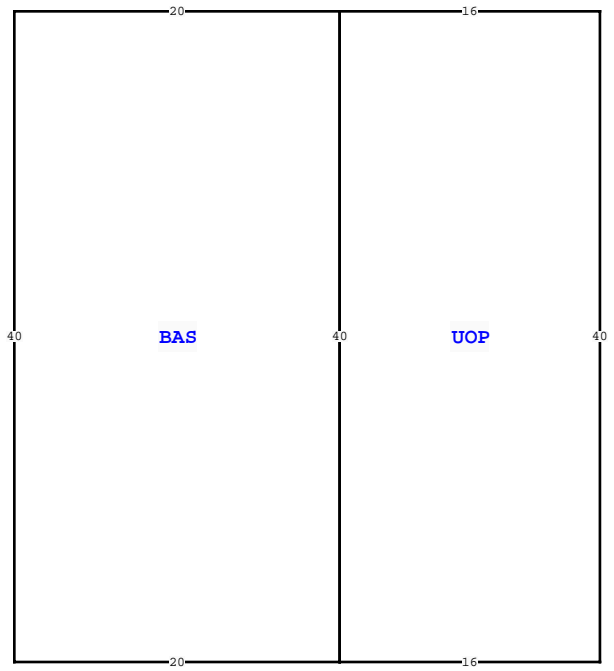


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Quality	02	02	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	800	100	
UOP	640	20	
TOTALS	1,440		928 62,588

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	928	92.6432	103.76	96,289	1960	1960		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2023 Heated Area: 800 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			62,588
TOTAL MARKET OB/XF VALUE			4,540
TOTAL LAND VALUE - MARKET			58,600
TOTAL MARKET VALUE			78,640
SOH/AGL Deduction			0
ASSESSED VALUE			78,640
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,640
TOTAL JUST VALUE			125,728
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/2678	8/01/2018	LE U		I	14	100
GRANTOR: LARRY & ESTHER SENTER						
GRANTEE: LEAH J MORRISON (RM)						
1047/2637	5/27/2005	WD Q	V			80,000
GRANTOR: PEACOCK						
GRANTEE: SENTER						

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	0030	BARN,MT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,340	
2	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF														4,540			
259 NW PIONEER CT, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
04/22/2026 MLU																	
07/13/2022 SPF																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 S40 E20 N40\$ UOP= S40 E16 N40 W16\$.													

LAND DESCRIPTION														TOTAL OB/XF													
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000										
2	6200	A	PASTURE 3	0			0.00	0.00	5.40	AC		1.00	1.00	1.00	280.00	280.00	1,512										
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.40	AC		1.00	1.00	1.00	9,000.00	9,000.00	48,600										