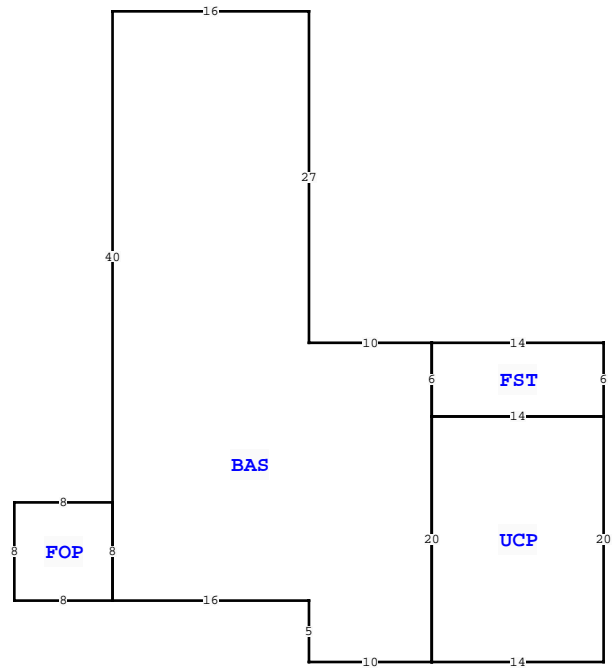


ELEMENT		CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0500	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,028	100	
FOP	64	30	
FST	84	55	
UCP	280	20	
TOTALS	1,456		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,149	103.3500	115.75	132,997	1955	1955		0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 1028 HX Base Yr												



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			86,448
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			15,125
TOTAL MARKET VALUE			101,673
SOH/AGL Deduction			0
ASSESSED VALUE			101,673
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,673
TOTAL JUST VALUE			101,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,043
LAND:1:1: 80X130 + 1,300 SF.			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2742	3/06/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: PITMAN JAMES HENRY						
1534/2738	3/06/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (PITMA)						
GRANTEE: PITMAN JAMES HENRY						

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
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2012	2012
1481 SE VALENCIA DR, LAKE CITY												

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/12/2026 MLU			

BUILDING DIMENSIONS												
BAS= W10 N27 W16 S40 FOP= W8 S8 E8 N8\$ S8 E16 S5 E10 UCP= E14 N20 W14 S20\$ N20 FST= E14 N6 W14 S6\$ N6\$.												

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	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	0		*RSF-	280.00	135.00	12,100.00	SF		1.00	1.00	1.00	1.25	1.25	15,125								