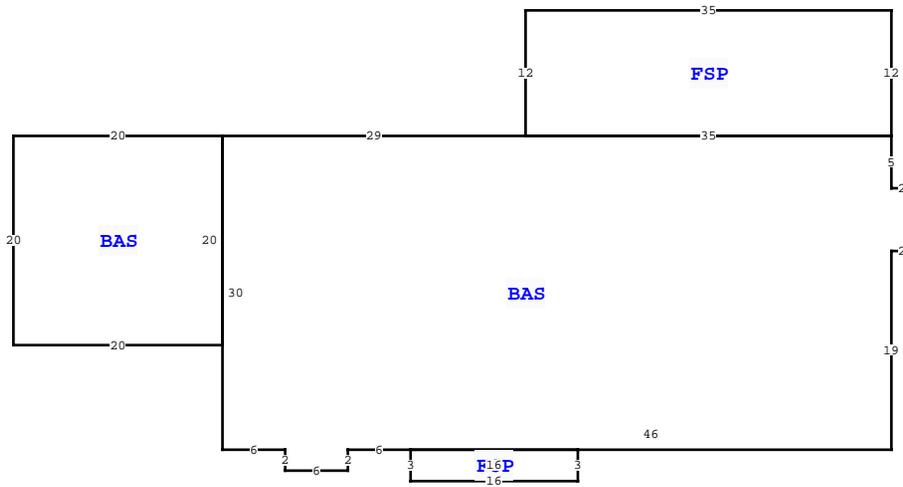




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	400	100	
BAS	1,944	100	
FOP	48	30	
FSP	420	40	
TOTALS	2,812		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,526	122.6016	137.31	346,845	1992	1992	0	0	0	35.00
1 SINGLE FAM 100% - 2021 Heated Area: 2344 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		225,449	
TOTAL MARKET OB/XF VALUE		42,396	
TOTAL LAND VALUE - MARKET		204,840	
TOTAL MARKET VALUE		472,685	
SOH/AGL Deduction		140,807	
ASSESSED VALUE		331,878	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		280,467	
TOTAL JUST VALUE		472,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		472,685	
SALE:1:1: 39.66 AC @ \$1750/AC. MKT=\$1300/AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30177	M H	325	05/21/2012
27871	MAINT/ALTR	40	06/11/2009
13097	M H	125	09/24/1997
10259	POOL	180	09/28/1995
8038	ADDN SFR	12,000	02/03/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0709	10/16/2020	WD Q	Q	I	01	409,900
GRANTOR: DENNIS MICHAEL LEWIS						
GRANTEE: NATHANEAL MICHAEL W						
1361/2008	5/17/2018	WD U	U	I	11	0
GRANTOR: ROBERT L BRENNAN & CY						
GRANTEE: ROBERT L BRENNAN &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0
2	0030	BARN,MT	0	100	30	40	UT	8.00	8.00	100	1994
3	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1995
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
5	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	1995
6	0282	POOL ENCL	0	100	0	0	UT	15.00	15.00	100	1995
7	0070	CARPORT UF	0	100	18	20	UT	3.00	3.00	100	2000
8	0070	CARPORT UF	0	100	18	20	UT	3.00	3.00	100	2000
9	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2013
10	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013

TOTAL OB/XF											
41,996											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/20/2024		MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W29BAS= W20 S20 E20 N20\$ S30 E6 S2 E6 N2 E6 FOP= S3E16 N3 W16\$ E46 N19 E2 N6 W2 N5 FSP= N12 W35 S12 E35\$ W35\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC	1.00
3	9900	C	AC NON-AG	100		A-1	0.00	0.00	20.76	AC	1.00

COMM SW COR OF NW1/4, RUN E 40 F
 CR-131 FOR POB, N ALONG R/W 100
 1201.58 FT, N 361.44 FT, E 1388.

WARNER NATHANEAL MICHAEL
 10157 SW TUSTENUGGEE AVE
 LAKE CITY, FL 32024

2026

05-6S-17-09607-003



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 225,449 TOTAL MARKET OB/XF VALUE 42,396 TOTAL LAND VALUE - MARKET 204,840 TOTAL MARKET VALUE 472,685 SOH/AGL Deduction 140,807 ASSESSED VALUE 331,878 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 280,467 TOTAL JUST VALUE 472,685 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 472,685											
DOR CODE 0100 SINGLE FAMILY																	PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																												
NEIGHBORHOOD/LOC 5617.00 1.00/																	SALES DATA OFF RECORD TYPE Q / V / RSN SALE Number DATE INST U / I / CD PRICE 1422/0709 10/16/2020 WD Q I 01 409,900 GRANTOR: DENNIS MICHAEL LEWIS GRANTEE: NATHANEAL MICHAEL W 1361/2008 5/17/2018 WD U I 11 0 GRANTOR: ROBERT L BRENNAN & CY GRANTEE: ROBERT L BRENNAN &											
TOTALS																	BUILDING NOTES											
EXTRA FEATURES																	BUILDING DIMENSIONS											
							BLD DATE LGL DATE XF DATE LAND DATE 05/20/2024 MLU INC DATE AG DATE																					
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												
11	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400													

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					