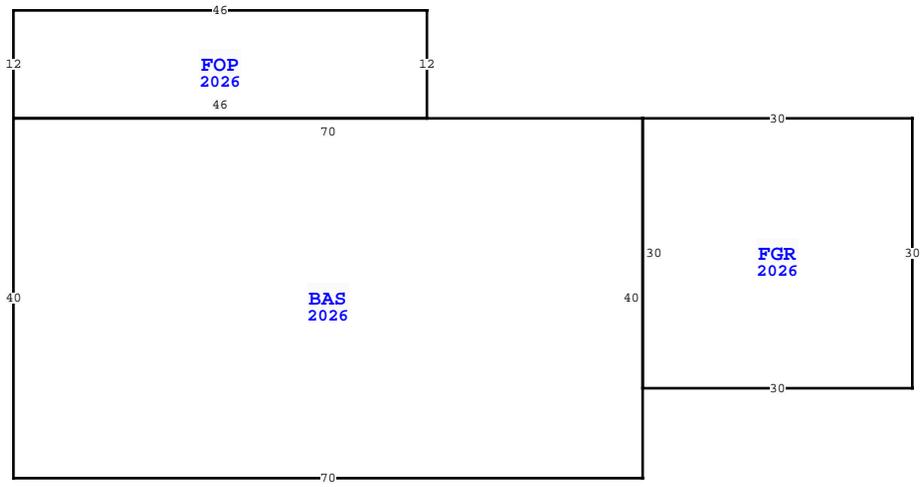


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	01
NEIGHBORHOOD/LOC	6316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,800	100	2026
FGR	900	55	2026
FOP	552	30	2026
TOTALS	4,252		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
Heated Area: 2800 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		427,295	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		57,600	
TOTAL MARKET VALUE		486,895	
SOH/AGL Deduction		11,136	
ASSESSED VALUE		475,759	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		475,759	
TOTAL JUST VALUE		486,895	
NCON VALUE		429,295	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		52,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046617	New Residential C	250,000	03/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/863	7/20/2021	WD Q	V	01		41,100
GRANTOR: PELLETIER JAVIER						
GRANTEE: FLEMING LARRY						
1443/961	7/12/2021	WD U	V	11		100
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: PELLETIER JAVIER						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC,PAVMT	0	0	400.00

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0166	CONC,PAVMT	0	0	400.00	UT	5.00	5.00	100	2026	2025	100
TOTAL OB/XF 2,000												

BUILDING NOTES												
331 NW GABLES GLN, LAKE CITY												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=19,14] E70 S40 W70 N40 \$												
FOP=[YR=2026;ORIG=19,2] E46 S12 W46 N12 \$												
FGR=[YR=2026;ORIG=89,14] E30 S30 W30 N30 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		A-3	0.00	0.00	4.80	AC		1.00