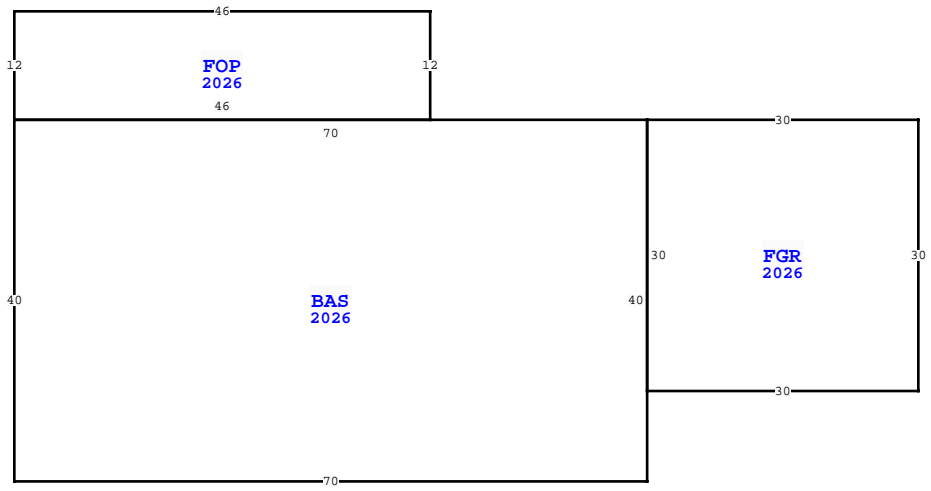


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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		419,819	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		57,600	
TOTAL MARKET VALUE		479,419	
SOH/AGL Deduction		11,136	
ASSESSED VALUE		468,283	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		468,283	
TOTAL JUST VALUE		479,419	
NCON VALUE		421,819	
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: PELLETTIER JAVIER						
GRANTEE: FLEMING LARRY						
1443/961	7/12/2021	WD U	V	11		100
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: PELLETTIER JAVIER						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2026	2,800	339,640
FGR	900	55	2026	495	60,044
FOP	552	30	2026	166	20,136
TOTALS	4,252			3,461	419,819

331 NW GABLES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

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
1	0166	CONC,PAVMT	0	0	0	0		5.00	100	2026	2025		100

BUILDING NOTES													

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														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		A-3	0.00	0.00	4.80	AC		1.00	1.00	1.00	12,000.00	12,000.00	57,600							