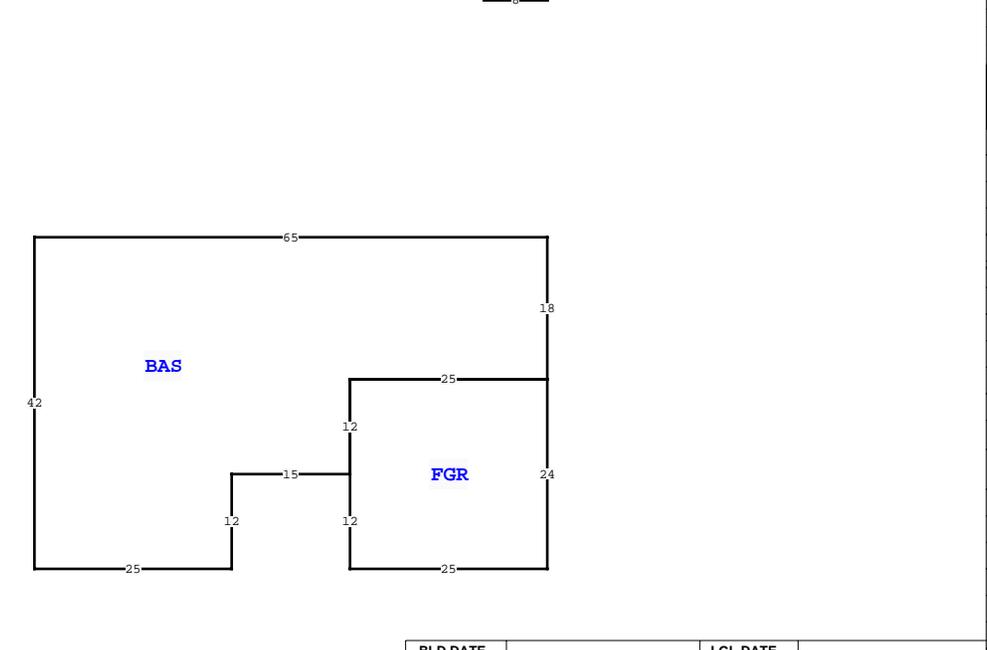
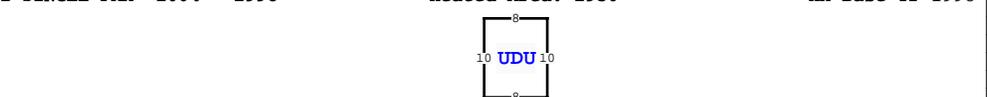


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,324	109.0980	124.37	289,036	1988	1988	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100		1,950	157,639
FGR	600	55		330	26,677
UDU	80	55		44	3,557
TOTALS	2,630			2,324	187,873

744 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	

TOTAL OB/XF 2,600

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	100		*RSF	220.00	110.00	2.00	LT		1.00	1.00	0.75	22,500.00	16,875.00	33,750							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			187,873
TOTAL MARKET OB/XF VALUE			2,600
TOTAL LAND VALUE - MARKET			33,750
TOTAL MARKET VALUE			224,223
SOH/AGL Deduction			80,262
ASSESSED VALUE			143,961
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			92,550
TOTAL JUST VALUE			224,223
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			214,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048044	Roof Replacement	2,500	09/07/2023
000048045	Roof Replacement	16,650	09/07/2023
000048046	Roof Replacement	2,500	09/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/526	8/25/2025	WD	U	I	11	100

GRANTOR: STEVENS W R
GRANTEE: STEVENS FAMILY REVO
0634/0507 10/07/1987 WD U V 14,000
GRANTOR: HOPKINS JOAN
GRANTEE: STEVENS W R &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W65 S42 E25 N12 E15 FGR= S12 E25 N24 W25 S12\$ N12E25 N18\$ PTR=N30 UDU= N10 W8 S10 E8\$ S30\$.	