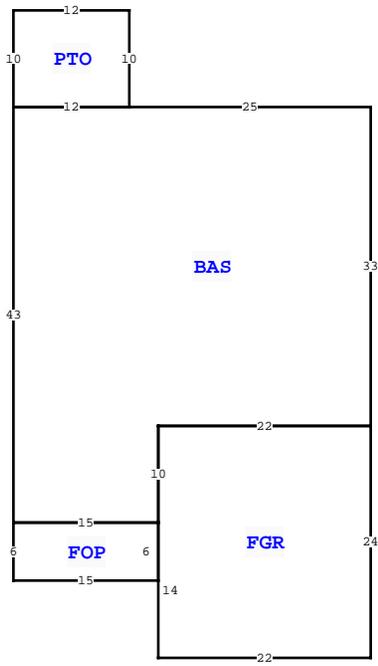


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
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	6417.0700	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100		1,371	129,797
FGR	528	55		290	27,455
FOP	90	30		27	2,556
PTO	120	5		6	568
TOTALS	2,109			1,694	160,376

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
				Heated Area: 1371							
					HX Base Yr 2026						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		160,376	
TOTAL MARKET OB/XF VALUE		1,054	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		183,930	
SOH/AGL Deduction		60,104	
ASSESSED VALUE		123,826	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		72,415	
TOTAL JUST VALUE		183,930	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1040	SFR	175	08/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1020	8/18/2025	WD Q	Q	I	01	245,000
GRANTOR: GONZALES TITO ELI JR						
GRANTEE: CASTANEDA DARIO V						
1514/2156	5/17/2024	WD Q	Q	I	05	354,300
GRANTOR: NOTON THOMAS A						
GRANTEE: GONZALES TITO ELI J						

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	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0			669.00	UT	1.50				1,004	
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				50	

1103 SW JAMESTOWN GLN, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/21/2023 MLU

BUILDING NOTES														

**BUILDING DIMENSIONS**  
 BAS= W25 PTO= N10 W12 S10 E12\$ W12 S43 FOP= S6 E15 N6 W15\$  
 E15 FGR= S14 E22 N24 W22S10\$ N10 E22 N33\$.

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							