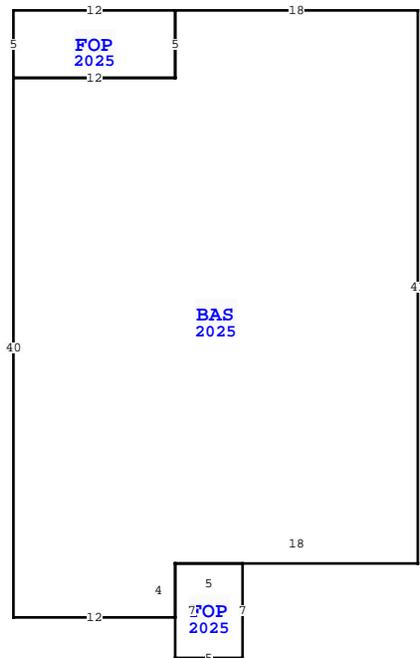




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	6417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100	2025	1,218	184,032
FOP	35	30	2025	10	1,511
FOP	60	30	2025	18	2,720
TOTALS	1,313			1,246	188,263

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,246	133.8750	152.62	190,165	2024	2024	0	0	1.00	99.00
1 SINGLE FAM 100% - 2026 Heated Area: 1218 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			188,263
TOTAL MARKET OB/XF VALUE			3,216
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			209,979
SOH/AGL Deduction			0
ASSESSED VALUE			209,979
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			158,568
TOTAL JUST VALUE			209,979
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3910	SFR	572	09/15/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1178	12/11/2025	WD	Q	I	01	279,000
GRANTOR: JORGE YASMANIS REYES						
GRANTEE: JONES ANTWAN LAMONT						
1556/1176	12/11/2025	QC	U	I	11	0
GRANTOR: JORGE YASMANIS REYES						
GRANTEE: JORGE YASMANIS REYE						

EXTRA FEATURES		880 SW CHERUB GLN, LAKE CITY															
L	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	0169	FENCE/WOOD	0	100	0	0	192.00	UT	10.50	10.50	100	2025	2024		100	2,016	
2	0166	CONC, PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=80,10] W18 S5 W12 S40 E12 N4 E18 N41 \$	
FOP=[YR=2025;ORIG=50,10] E12 S5 W12 N5 \$	
FOP=[YR=2025;ORIG=62,51] B5 S7 W5 N7 \$	

LAND DESCRIPTION		TOTAL OB/XF										3,216													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							