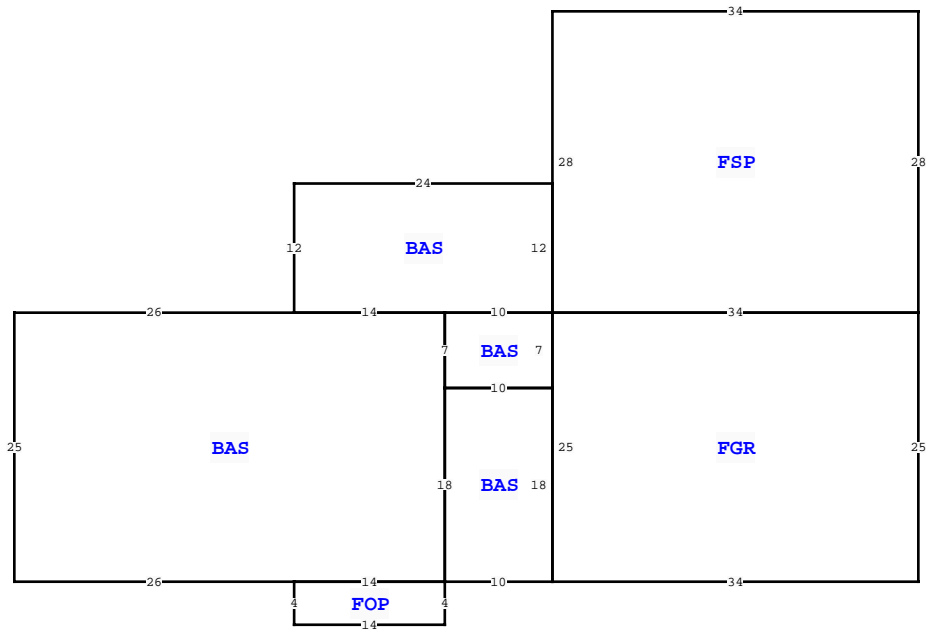




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	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	02	02 100
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	2,404	102.4029	114.69	275,715	1975	1975	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1538 HX Base Yr													



Quality		05 05	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01	
NEIGHBORHOOD/LOC		6517.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	70	100	
BAS	180	100	
BAS	288	100	
BAS	1,000	100	
FGR	850	55	
FOP	56	30	
FSP	952	40	
TOTALS	3,396		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		179,215	
TOTAL MARKET OB/XF VALUE		4,960	
TOTAL LAND VALUE - MARKET		23,600	
TOTAL MARKET VALUE		207,775	
SOH/AGL Deduction		0	
ASSESSED VALUE		207,775	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		207,775	
TOTAL JUST VALUE		207,775	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,416	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10717	GARAGE	50	02/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2405	2/27/2026	WD	Q	I	01	220,000
GRANTOR: LINTON BRIAN						
GRANTEE: FOLEY MATTHEW LOUIS						
1561/2401	12/24/2025	QC	U	I	11	100
GRANTOR: TURBEVILLE RON						
GRANTEE: TURBEVILLE RON						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	0	8	14	1.00	UT	0.00	0.00
2	0296	SHED METAL	0	0	20	24	480.00	UT	4.50	4.50
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF																								
4,960																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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-1	0.00	0.00	1.18	AC		1.00	1.00	1.00	20,000.00	20,000.00	23,600							

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/16/2026	MLU

BUILDING NOTES	
260 SW DYNASTY GLN, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W26 S25 E26 FOP= S4 E14N4 W14\$ E14 BAS= E10 FGR= E34 N25 FSP= N28 W34 S28 E34\$ W34 S25\$ N18 W10 S18\$ N18 BAS= E10 N7 W10 S7 \$ N7 BAS= E10 N12 W24S12 E14\$ W14\$.	