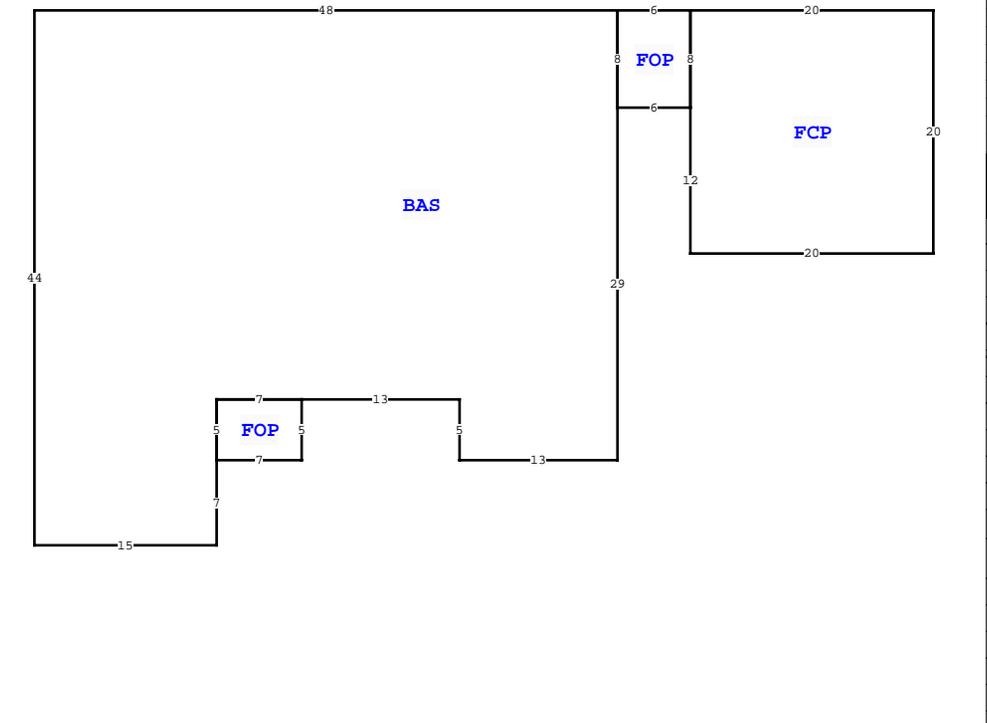


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	02

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%	- 2022									
			Heated Area: 1781									
				HX Base Yr 2022								



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100		1,781	233,006
FOP	400	25		100	13,083
FOP	35	30		10	1,308
FOP	48	30		14	1,832
TOTALS	2,264			1,905	249,228

302 SW COLONY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
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	0296	SHED METAL	0	100	10	18			0.00	100	2019	2019	3	100	1,000	

TOTAL OB/XF 1,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			249,228	
TOTAL MARKET OB/XF VALUE			1,000	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			315,228	
SOH/AGL Deduction			64,182	
ASSESSED VALUE			251,046	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			199,635	
TOTAL JUST VALUE			315,228	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			303,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40045	SFR	0	06/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/2166	7/18/2016	WD Q	V	V	01	29,000

GRANTOR: SUBRANDY LIMITED PART
 GRANTEE: CLINTON W & HOLLY L
 1246/1157 12/18/2012 CT U V 18 100
 GRANTOR: CLERK OF COURT (M CAM)
 GRANTEE: SUBRANDY LIMITED PA

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=60,20] S44 E15 N7 N5 E7 E13 S5 E13 N29 N8 W48 \$
FOP=[ORIG=75,52] S5 E7 N5 W7 \$
FOP=[ORIG=108,20] S8 E6 N8 W6 \$
FCP=[ORIG=114,20] S8 S12 E20 N20 W20 \$