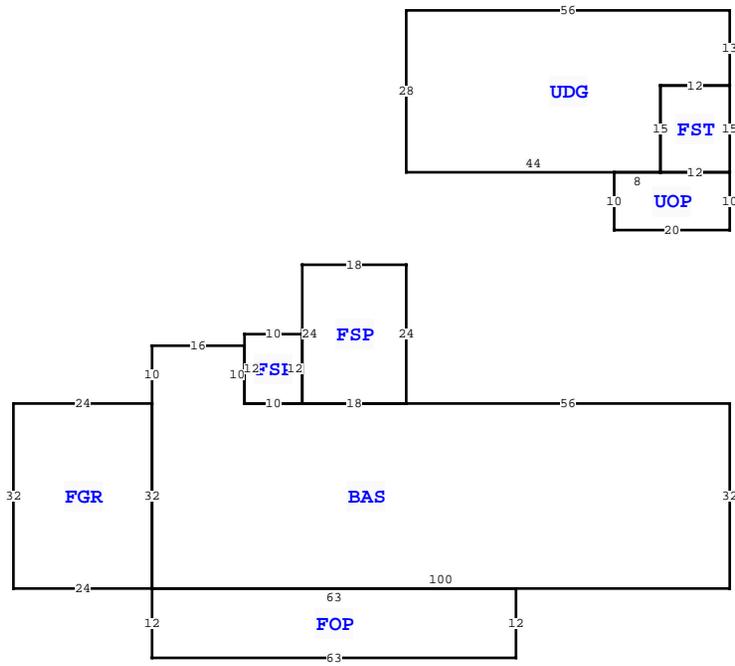


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	80
Exterior Wall	31	VINYL SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,360	100	
FGR	768	55	
FOP	756	30	
FSP	120	40	
FST	432	40	
FST	180	55	
UDG	1,388	55	
UOP	200	20	
TOTALS	7,204		5,132

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,132	101.7450	115.99	595,261	1996	1996	0	0	30.45	69.55
1 SINGLE FAM 100% - 2024 Heated Area: 3360 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		414,004	
TOTAL MARKET OB/XF VALUE		25,227	
TOTAL LAND VALUE - MARKET		109,120	
TOTAL MARKET VALUE		470,738	
SOH/AGL Deduction		1,200	
ASSESSED VALUE		469,538	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		418,127	
TOTAL JUST VALUE		548,351	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		532,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22840	M H	375	02/24/2005
12550	POOL	60	05/22/1997
12428	POOL	95	04/21/1997
001884	SFR	111,000	11/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/1958	1/22/2025	LE U	I	14		100
GRANTOR: RAY ROGER A						
GRANTEE: RAY ROGER A (ENH LE						
1456/2624	1/13/2022	QC U	I	11		450,000
GRANTOR: RAY SANDRA K						
GRANTEE: RAY SANDRA K						

EXTRA FEATURES		256 SW JANET GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0280	POOL R/CON	0 100 32 16
4	0166	CONC, PAVMT	0 100 0 0
5	0282	POOL ENCL	0 100 0 0
6	9947	Septic	0 100 0 0
7	0260	PAVEMENT-A	0 100 0 0
8	0296	SHED METAL	0 100 0 0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100 0 0			1.00	UT	2,000.00	2,000.00	100	1996
2	0166	CONC, PAVMT	0 100 0 0			1,095.00	UT	1.50	1.50	100	1996
3	0280	POOL R/CON	0 100 32 16			512.00	UT	52.50	52.50	100	1997
4	0166	CONC, PAVMT	0 100 0 0			381.00	UT	1.50	1.50	100	1997
5	0282	POOL ENCL	0 100 0 0			750.00	UT	15.00	15.00	100	1997
6	9947	Septic	0 100 0 0			1.00	UT	3,000.00	3,000.00	100	1997
7	0260	PAVEMENT-A	0 100 0 0			1,600.00	UT	1.10	1.10	100	1997
8	0296	SHED METAL	0 100 0 0			1.00	UT	0.00	0.00	100	2008
TOTALS											

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/06/2026	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W56 FSP= N24 W18 S24 E18\$ W18 FSP= N12 W10 S12 E10\$ W10			
N10 W16 S10 FGR= W24 S32 E24 N32\$ S32 FOP= S12 E63N12 W63\$			
E100 N32\$ PTR= N30 UOP= N10 FST= N15 W12 S15 E12\$ W12 UDG=			
N15 E12 N13 W56S28 E44 \$ W8 S10 E20\$ S30\$.			

LAND DESCRIPTION		TOTAL OB/XF 25,227																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	12,980							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.24	AC		1.00	1.00	1.00	280.00	280.00	2,027							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	7.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	79,640							
5	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	5,500							