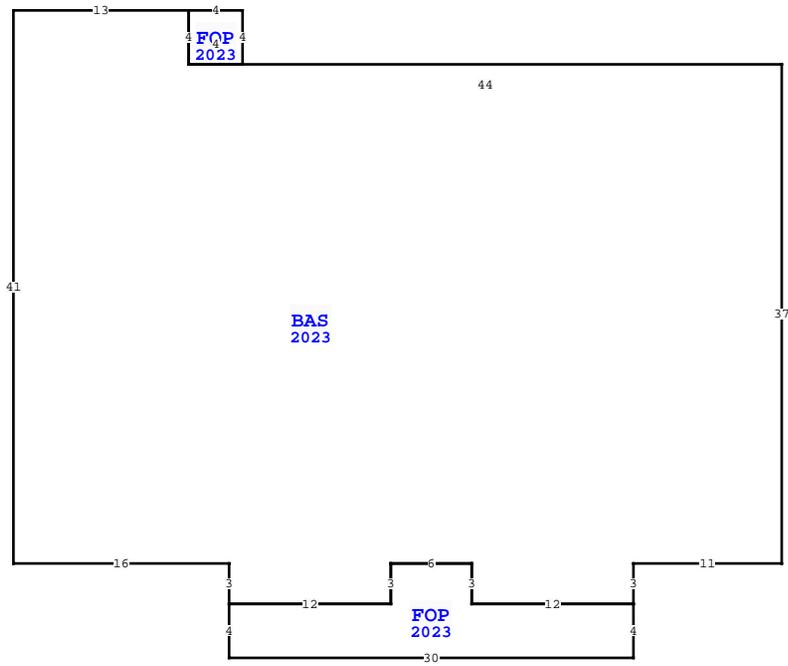


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	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	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	7416.0200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,233	100	2023	2,233	288,173
FOP	16	30	2023	5	645
FOP	138	30	2023	41	5,291
TOTALS	2,387			2,279	294,109

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%	- 2023		Heated Area: 2233					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			294,109
TOTAL MARKET OB/XF VALUE			1,100
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			350,209
SOH/AGL Deduction			25,448
ASSESSED VALUE			324,761
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			273,350
TOTAL JUST VALUE			350,209
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042875	New Residential C	251,975	10/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/1191	7/31/2020	WD Q	Q	V	01	45,000
GRANTOR: GEORGE PUSKAS II						
GRANTEE: BRIAN HOWARD & HEAT						
1019/2594	6/29/2004	WD Q	Q	V		48,900
GRANTOR: WESTWIND ESTATES						
GRANTEE: GEORGE PUSKAS II						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,233	100	2023	2,233	288,173
FOP	16	30	2023	5	645
FOP	138	30	2023	41	5,291
TOTALS	2,387			2,279	294,109

304 SW MADISON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=30,-20] W44 N4 W13 S41 E16 S3 E12 N3 E6 S3 E12 N3 E11 N37 \$											
FOP=[YR=2023;ORIG=19,20] W12 N3 W6 S3 W12 S4 E30 N4 \$											
FOP=[YR=2023;ORIG=-14,-24] E4 S4 W4 N4 \$											

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							