

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		3	100
Frame	01	NONE	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	8316.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,861	100	2023
FGR	1,071	55	2023
FOP	150	30	2023
FOP	396	30	2023
TOTALS	4,478		

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%	- 2025								
			Heated Area: 2861			HX Base Yr 2025					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		481,842	
TOTAL MARKET OB/XF VALUE		6,600	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		548,442	
SOH/AGL Deduction		96,722	
ASSESSED VALUE		451,720	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		400,309	
TOTAL JUST VALUE		548,442	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		540,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050390	Electrical Servic	0	07/18/2024
000042259	New Residential C	470,000	07/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/2743	4/17/2024	WD Q	Q	I	01	615,000
GRANTOR: HUTCHERSON JOHN WILLI						
GRANTEE: BAKSHI PREETPAL						
1425/78	11/11/2020	WD Q	Q	V	01	45,000
GRANTOR: RODRIGUEZ EFREN &						
GRANTEE: HUTCHERSON JOHN WIL						

EXTRA FEATURES		498 NW LEVI GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00
2	0104	GENERATOR	6,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/22/2026	MLU
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=31,-20] W10 W33 N9 W20 S14 W11 S34 E30 N5 E30 S5 E14 N39 \$											
FOP=[YR=2023;ORIG=-12,-32] E33 S12 W33 N12 \$											
FOP=[YR=2023;ORIG=-13,14] E30 S5 W30 N5 \$											
FGR=[YR=2023;ORIG=-43,-20] W27 S39 E9 S2 E9 N2 E9 N39 \$											

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	60,000.00	60,000.00	60,000							