

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		5.5	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,935	100	
FDG	744	60	
FEP	132	80	
FHS	403	60	
FOP	806	30	
FSP	409	40	
FUS	1,572	100	
TOTALS	7,001		
			5,707
			394,548

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% - 2020	94.9620	106.36	606,997	1994	1994	0	0	35.00	65.00

Heated Area: 4910 HX Base Yr 2020

384 NW ARMADILLO LN, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/12/2022		MLU

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VALUATION BY STANDARD

VALUATION SUMMARY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		394,548
TOTAL MARKET OB/XF VALUE		14,753
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		491,801
SOH/AGL Deduction		152,214
ASSESSED VALUE		339,587
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,176
TOTAL JUST VALUE		491,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,801

LAND:2:1: FLOOD PRONE LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052331	Electrical Servic	0	02/14/2025
10469	PUMP/UTPOL	30	11/17/1995
10366	REMODEL	25	10/23/1995
9150	PUMP/UTPOL	30	12/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1528	5/29/2019	WD	U	V	30	1,000

GRANTOR: STEVEN BEHRENEWALD
GRANTEE: DOUGLAS W GEIGER &
1382/1812 4/16/2019 WD U I 12 220,000
GRANTOR: SECRETARY OF VETERANS
GRANTEE: DOUGLAS W GEIGER &

EXTRA FEATURES

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	0210	GARAGE U	0	100	0	0	0	0.00	0.00	100	0	0	3	100	4,000	
2	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	0	8,452.50	8,452.50	100	0	0	3	100	8,453	
4	0040	BARN,POLE	0	100	0	0	0	0.00	0.00	100	2008	2008	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N3 FEP= N11 W12 S11E12S W12 FSP= N4 W12 N5 W23 S5 W7 S7 E42 N3S S3 W42 N11 W12 S11 W1 S24 FOP= W6 S12 E20 S3 E77 N26 E6 FDG= S5 E24N31 W24 S26S N6 W12 S26 W41 S2W11 N2 W17 N3 W20 N6S S6 E20 S3 E13 S2 E11 N2 E41 N33S PTR= N70 W20 FUS= W36 S9 W12S15 E12 S9 E12 S2 E12 N2 E12 N9 E12 N15 W12 N9S E20 S70S PTR= N40 E12 FHS= E13 N31 W13 S31S S40 W12S.

LAND DESCRIPTION

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	55,000.00	55,000.00	55,000							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	55,000.00	27,500.00	27,500							