

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
			401,596

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		Heated Area: 4910					HX Base Yr 2020	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			401,596
TOTAL MARKET OB/XF VALUE			14,753
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			498,849
SOH/AGL Deduction			159,262
ASSESSED VALUE			339,587
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			288,176
TOTAL JUST VALUE			498,849
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	0.00	100	0	0	0	3	100	4,000
2	0180	FPLC 1STRY	0	100	0	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	0	8,452.50	8,452.50	100	0	0	3	100	8,453
4	0040	BARN,POLE	0	100	0	0	0	0	0.00	0.00	100	2008	2008	3	100	300

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/12/2022 MLU														
384 NW ARMADILLO LN, LAKE CITY														
TOTAL OB/XF 14,753														

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							