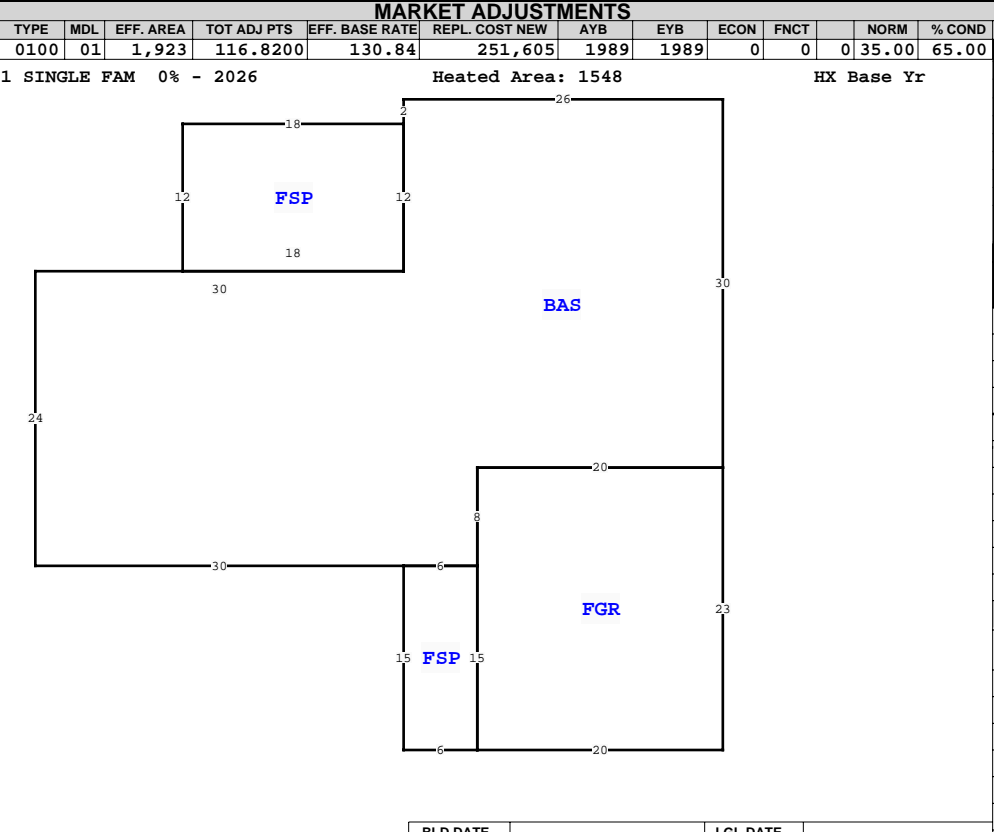


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	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	0101	SFRES/SFRES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,548	100	
FGR	460	55	
FSP	90	40	
FSP	216	40	
TOTALS	2,314		



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		336,274
TOTAL MARKET OB/XF VALUE		12,530
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		403,804
SOH/AGL Deduction		0
ASSESSED VALUE		403,804
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		403,804
TOTAL JUST VALUE		403,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054692	Remodel	21,845	12/16/2025
000043146	Roof Replacement	31,500	11/10/2021
000042802	Roof Replacement	31,500	09/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1989	1/15/2025	WD	Q	I	01	635,000
GRANTOR: RICHARDSON KACY						
GRANTEE: MACK JAMES						
1447/1865	9/11/2021	WD	Q	I	01	350,000
GRANTOR: NEAL BRUCE						
GRANTEE: RICHARDSON KACY						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0166	CONC, PAVMT	1.40
3	0258	PATIO	0.00
4	0252	LEAN-TO W/	1,800.00
5	0252	LEAN-TO W/	2,000.00
6	0030	BARN, MT	6,000.00
7	0169	FENCE/WOOD	2,000.00

TOTAL OB/XF		12,530	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0100	C SFR	55,000.00

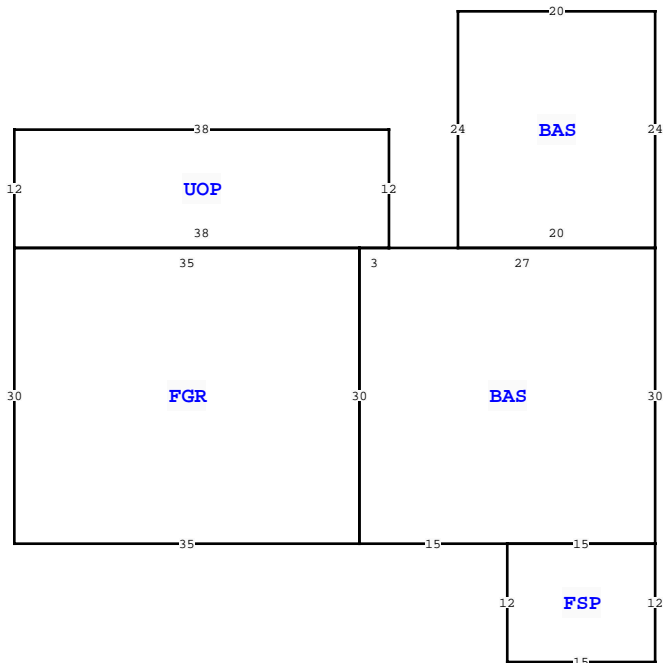
BUILDING NOTES	
BAS= W26 S2 FSP= W18 S12 E18N12S S12 W30 S24 E30 FSP= S15 E6 N15 W6S E6 FGR= S15 E20 N23 W20 S8S N8 E20 N30S.	

BUILDING DIMENSIONS	
BAS= W26 S2 FSP= W18 S12 E18N12S S12 W30 S24 E30 FSP= S15 E6 N15 W6S E6 FGR= S15 E20 N23 W20 S8S N8 E20 N30S.	

LAND DESCRIPTION		TOTAL OB/XF		12,530																				
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,121	111.8700	125.29	265,740	1991	1991	0	0	0	35.00	65.00		
2 SINGLE FAM 0% - 2026 Heated Area: 1380 HX Base Yr														



Quality	05 05				
DOR CODE	0101 SFRES/SFRES				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	9316.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	39,090
BAS	900	100		900	73,295
FGR	1,050	55		578	47,072
FSP	180	40		72	5,864
UOP	456	20		91	7,411
TOTALS	3,066			2,121	172,731

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

523 NW BRINKLEY TER, LAKE CITY				BLD DATE	LGL DATE	04/22/2026	MLU
				XF DATE	LAND DATE		
				INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			336,274
TOTAL MARKET OB/XF VALUE			12,530
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			403,804
SOH/AGL Deduction			0
ASSESSED VALUE			403,804
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			403,804
TOTAL JUST VALUE			403,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/1989	1/15/2025	WD	Q	I	01	635,000
GRANTOR: RICHARDSON KACY						
GRANTEE: MACK JAMES						
1447/1865	9/11/2021	WD	Q	I	01	350,000
GRANTOR: NEAL BRUCE						
GRANTEE: RICHARDSON KACY						

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR= W35 S30 E35 N30\$ BAS= S30 E15 FSP= S12 E15 N12W15\$ E15 N30 BAS= N24 W20 S24 E20\$ W27 UOP= N12 W38 S12 E38\$ W3\$.													

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			