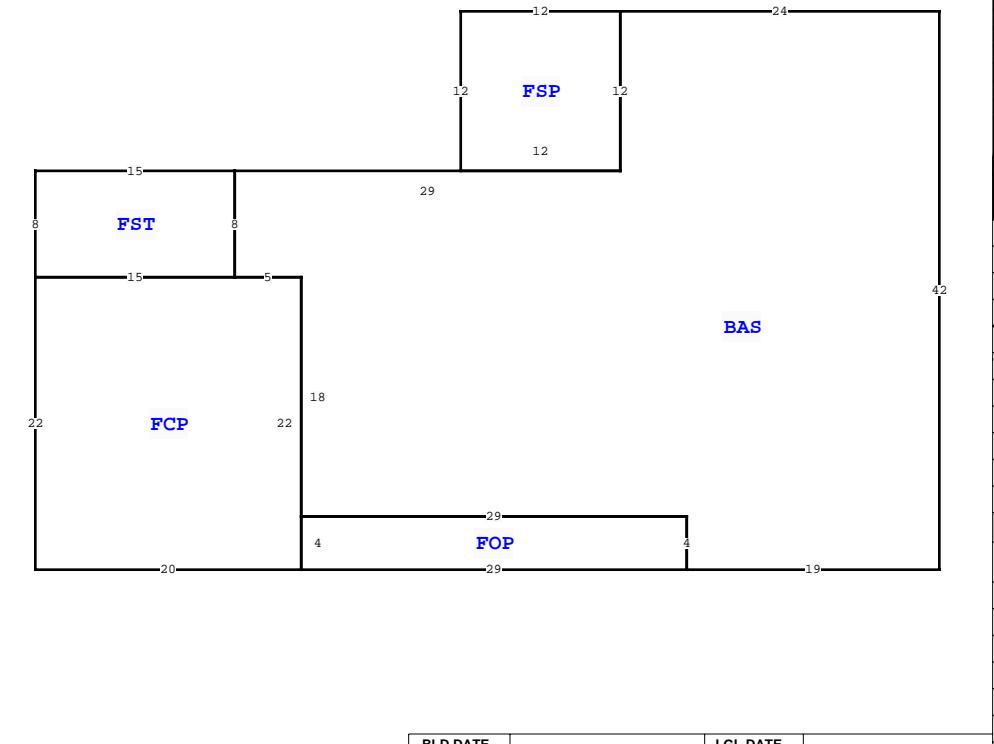


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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%	2004								
					Heated Area: 1652			HX Base Yr 2004			



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	9417.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	130,231
FCP	440	25		110	8,672
FOP	116	30		35	2,759
FSP	144	40		58	4,572
FST	120	55		66	5,203
TOTALS	2,472			1,921	151,436

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		151,436	
TOTAL MARKET OB/XF VALUE		2,500	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		172,436	
SOH/AGL Deduction		60,687	
ASSESSED VALUE		111,749	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		60,338	
TOTAL JUST VALUE		172,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1	5/12/2022	LE	U	I	14	100
GRANTOR: GUNTER ALLAN R						
GRANTEE: GUPTA KELY M						
0984/2729	5/30/2003	WD	Q	I		93,500
GRANTOR: SAMUEL J LENEAVE III						
GRANTEE: ALLAN R & ANGIE M G						

EXTRA FEATURES		BLD DATE		LGL DATE											
262 SE CUSTER WAY, LAKE CITY				04/21/2023 MLU											
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	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

TOTAL OB/XF															2,500

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W24 FSP= W12 S12 E12 N12\$ S12 W29 FST= W15 S8 E15 N8\$ S8 FCP= W15 S22 E20 N22 W5\$ E5 S18 FOP= S4 E29 N4 W29\$ E29 S4 E19 N42\$.														

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	18,500.00	18,500.00	18,500							