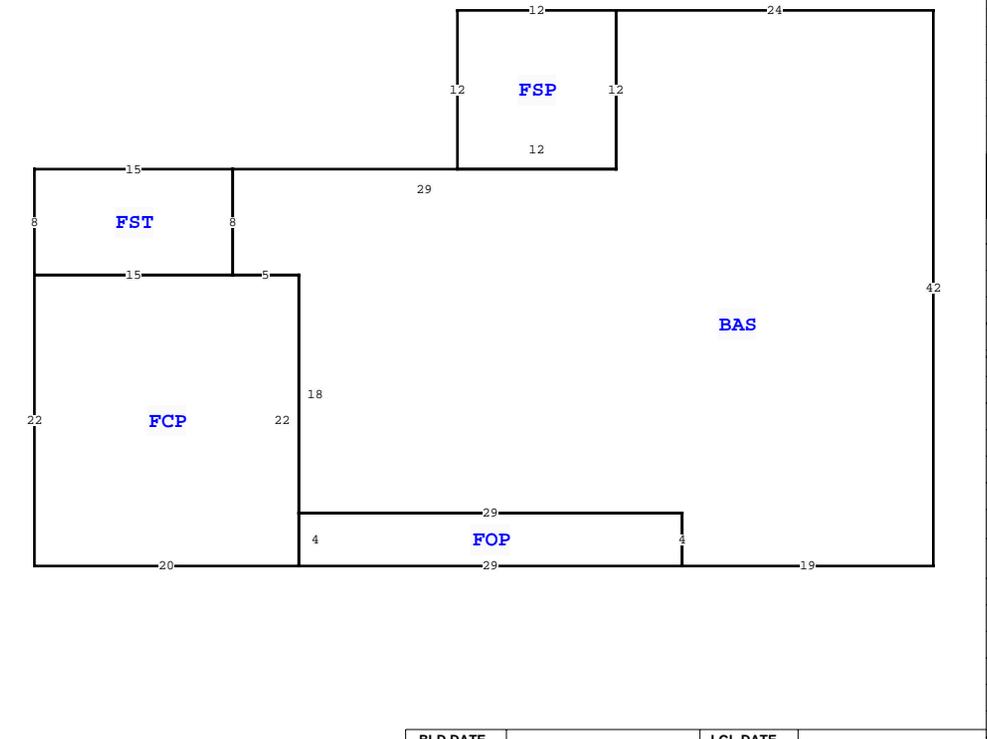


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectural Units	05	CONV 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	1,921	108.2900	121.28	232,979	1980	1990	0	0	35.00	65.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	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																	
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	

262 SE CUSTER WAY, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/21/2023
										INC DATE		AG DATE	MLU

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							