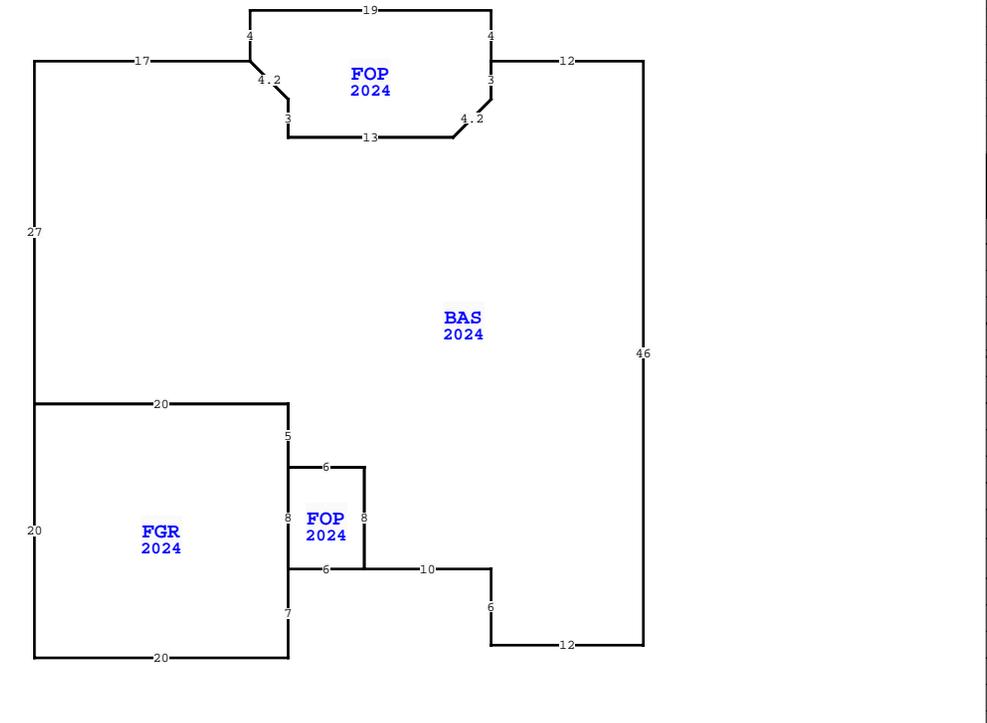


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
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	
1	SINGLE FAM	100%	- 2024									
Heated Area: 1588						HX Base Yr 2024						



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		9417.0800 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	2024	1,588	181,209
FGR	400	55	2024	220	25,105
FOP	48	30	2024	14	1,597
FOP	172	30	2024	52	5,934
TOTALS	2,208			1,874	213,845

2464 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	% COND	OB/XF MKT VALUE	NOTES					
1	0166	CONC,PAVMT	0	100	0	0		760.00	UT	3.00			3.00	100	2024	2023	100	2,280	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY				STANDARD
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				213,845
TOTAL MARKET OB/XF VALUE				2,280
TOTAL LAND VALUE - MARKET				14,625
TOTAL MARKET VALUE				230,750
SOH/AGL Deduction				3,235
ASSESSED VALUE				227,515
TOTAL EXEMPTION VALUE				51,411
BASE TAXABLE VALUE				176,104
TOTAL JUST VALUE				230,750
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				226,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045870	New Residential C	165,000	11/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1994	6/01/2022	WD	U	V	11	100

GRANTOR: FRAZE RICHARD R JR
GRANTEE: MURTAGH JOSHUA

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=50,10] S27 E20 S5 E6 S8 E10 S6 E12 N46 W12 S3 D3L3 W13 N3 U3L3 W17 \$												
FGR=[YR=2024;ORIG=50,37] S20 E20 N7 N8 N5 W20 \$												
FOP=[YR=2024;ORIG=70,42] S8 E6 N8 W6 \$												
FOP=[YR=2024;ORIG=67,6] S4 D3R3 S3 E13 U3R3 N3 N4 W19 \$												

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			0.00	0.00	1.00	LT		1.00	1.00	0.65	22,500.00	14,625.00	14,625								