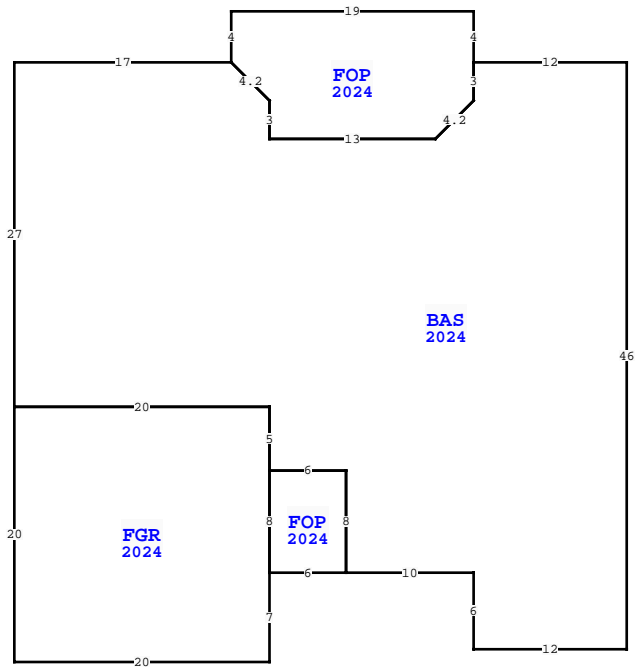


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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
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%	- 2024								
Heated Area: 1588						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			210,098
TOTAL MARKET OB/XF VALUE			2,280
TOTAL LAND VALUE - MARKET			14,625
TOTAL MARKET VALUE			227,003
SOH/AGL Deduction			0
ASSESSED VALUE			227,003
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			175,592
TOTAL JUST VALUE			227,003
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,547

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	178,034
FGR	400	55	2024	220	24,665
FOP	48	30	2024	14	1,570
FOP	172	30	2024	52	5,830
TOTALS	2,208			1,874	210,098

2464 SE COUNTRY CLUB RD, LAKE CITY

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

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	

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 \$	
POP=[YR=2024;ORIG=70,42] S8 E6 N8 W6 \$	
POP=[YR=2024;ORIG=67,6] S4 D3R3 S3 E13 U3R3 N3 N4 W19 \$	

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		760.00	UT	3.00				3.00	2,280

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							