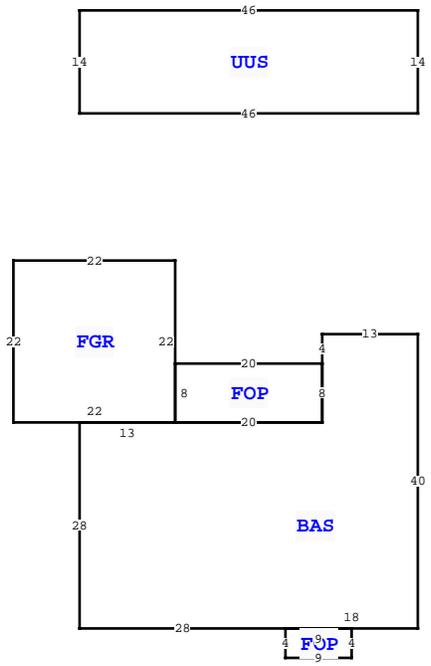


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,091	117.7386	134.22	280,654	2019	2019	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1444 HX Base Yr 2024												



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	01				
NEIGHBORHOOD/LOC	9516.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100		1,444	182,185
FGR	484	55		266	33,561
FOP	36	30		11	1,387
FOP	160	30		48	6,056
UUS	644	50		322	40,626
TOTALS	2,768			2,091	263,815

7195 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
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
1	0166	CONC,PAVMT	0 100	22	25	550.00	UT	2.25	2.25	100	2019	2019

TOTAL OB/XF 1,238

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	DPHT 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	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	263,815			
TOTAL MARKET OB/XF VALUE	1,238			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	290,053			
SOH/AGL Deduction	7,990			
ASSESSED VALUE	282,063			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	230,652			
TOTAL JUST VALUE	290,053			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	280,691			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37907	SFR	975	03/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1756	6/04/2025	QC	U	I	11	100

GRANTOR: KARI MARY E
GRANTEE: KARI MARY E

1492/499	6/01/2023	LE	U	I	14	100
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GRANTOR: KARI MARY E
GRANTEE: KARI MARY E (ENH LE)

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 S4 FOP= W20 S8 E20 N8\$ S8 W20 FGR= N22 W22 S22 E22\$W13 S28 E28 FOP= S4 E9 N4 W9\$ E18 N40\$ PTR= N30 UUS= N14 W46 S14 E46\$ S30\$.