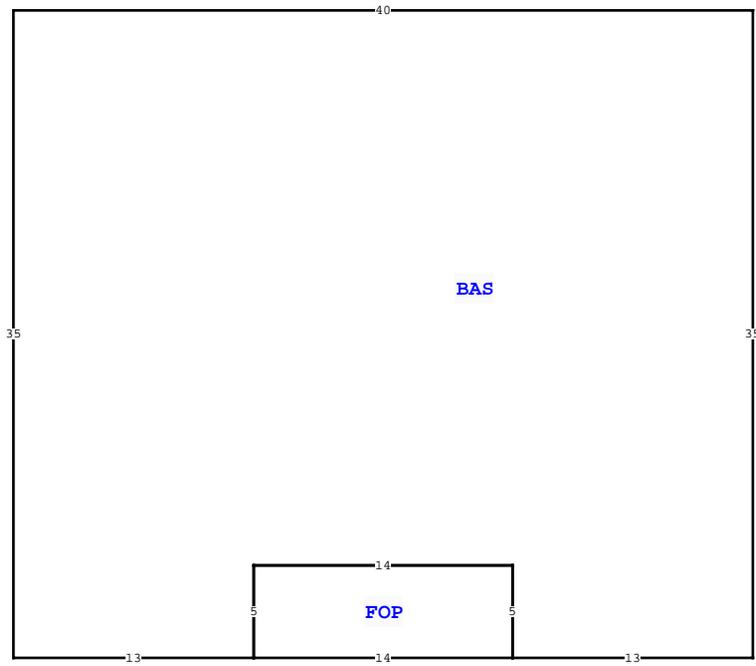


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,330	100	
FOP	70	30	
TOTALS	1,400		
TOTALS		1,351	170,604

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2022								
				Heated Area: 1330			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		170,604	
TOTAL MARKET OB/XF VALUE		15,800	
TOTAL LAND VALUE - MARKET		16,000	
TOTAL MARKET VALUE		202,404	
SOH/AGL Deduction		34,490	
ASSESSED VALUE		167,914	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		111,503	
TOTAL JUST VALUE		202,404	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,185	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054972	Remodel	6,491	02/09/2026
000049343	Roof Replacement	13,700	03/04/2024
26103	SFR	434	08/07/2007
9468	M H	125	03/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/789	8/14/2025	LE U	I	I	14	0
GRANTOR: HUGHES EARL WAYNE						
GRANTEE: HUGHES EARL WAYNE &						
1413/1625	6/15/2020	WD Q	I	I	01	150,000
GRANTOR: NW PILLSBURY DR LAND						
GRANTEE: EARL WAYNE & CHRIST						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100
2	0030	BARN, MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	5,000.00	5,000.00	100

TOTAL OB/XF											
15,800											
890 NW PILLSBURY DR, LAKE CITY											
BLD DATE		LGL DATE		05/07/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 S35 E13 FOP= E14 N5 W14 S5\$ N5 E14 S5 E13 N35\$.											

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		RSF/MR	69.00	163.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							