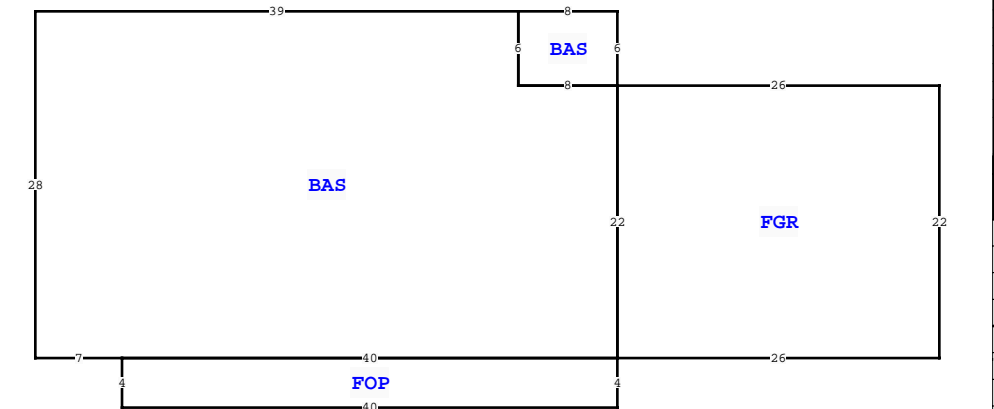


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 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		
0100	01	1,679	96.6672	108.27	181,785	1974	1974	0	0	35.00	65.00		



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	10516.00 MKT AREA 01				
NEIGHBORHOOD/LOC	10516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	3,378
BAS	1,268	100		1,268	89,236
FGR	572	55		315	22,168
FOP	160	30		48	3,378
TOTALS	2,048			1,679	118,160

6737 SW COUNTY ROAD 240 , LAKE CITY														
				BLD DATE					LGL DATE	04/16/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			118,160	
TOTAL MARKET OB/XF VALUE			4,600	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			140,760	
SOH/AGL Deduction			59,467	
ASSESSED VALUE			81,293	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			29,882	
TOTAL JUST VALUE			140,760	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			137,760	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32017	MAINT/ALTR	35	06/05/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/1729	4/24/2012	WD	U	I	38	64,000
GRANTOR: DAVID D & AMANDA PET						
GRANTEE: GEOFFREY MOYER						
1076/2636	3/10/2006	WD	Q	I		137,400
GRANTOR: JEAN K TANNACHION & R						
GRANTEE: DAVID D & AMANDA PE						

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	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W39 S28 E7 FOP= S4 E40 N4 W40\$ E40 FGR= E26 N22 W26 S22\$ N22 BAS= N6 W8 S6 E8\$ W8 N6\$.													

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	210.00	210.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							