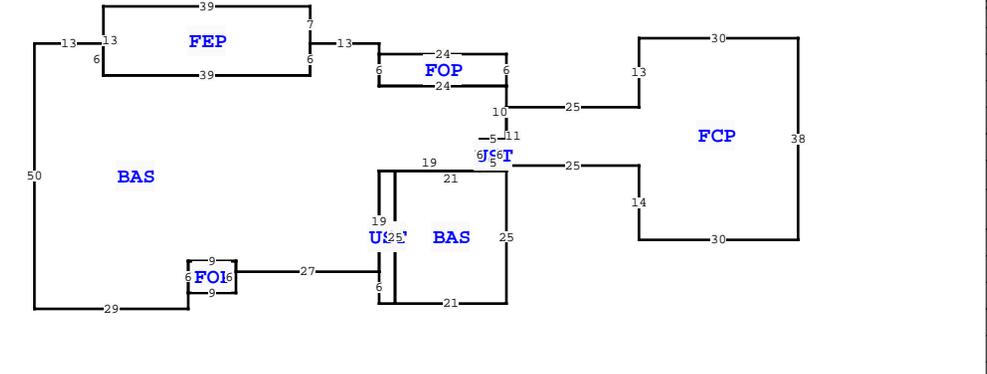
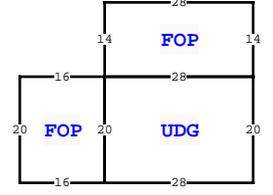


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
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	5,014	106.5900	121.51	609,251	1988	1988	0	5	0 35.00	60.00	

1 SINGLE FAM 100% - 0 Heated Area: 3625 HX Base Yr



** This building has 11 Sub-Areas
452 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

QUALITY					
DOR CODE					
MAP NUM					
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100		525	38,276
BAS	3,100	100		3,100	226,009
FCP	1,415	25		354	25,809
FEP	507	80		406	29,600
FOP	54	30		16	1,166
FOP	144	30		43	3,135
FOP	320	30		96	6,999
FOP	392	30		118	8,603
UDG	560	55		308	22,455
UST	30	45		14	1,021
TOTALS	7,122			5,014	365,551

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	40	640.00	UT	52.50	52.50	100	2017	2017	3	84	28,224	
4	0282	POOL ENCL	0	100	0	0	2,344.00	UT	11.25	11.25	100	2017	2017	3	57	15,031	
5	0166	CONC, PAVMT	0	100	30	140	1.00	UT	8,400.00	8,400.00	100	2021	2020		100	8,400	

TOTAL OB/XF 53,855

LAND DESCRIPTION																								
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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	280.00	280.00	12,600							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	270,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	365,551		
TOTAL MARKET OB/XF VALUE	53,855		
TOTAL LAND VALUE - MARKET	276,000		
TOTAL MARKET VALUE	438,006		
SOH/AGL Deduction	144,335		
ASSESSED VALUE	293,671		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	242,260		
TOTAL JUST VALUE	695,406		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	575,461		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047175	Electrical Servic	0	05/09/2023
40664	ELECTRICAL	0	10/05/2020
40422	ADDN SFR	0	08/21/2020
40008	REMODEL	0	06/23/2020
35822	POOL ENCL	156	09/28/2017
35241	POOL	350	04/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] N2 W13 S6 W39 N6 W13 S50 E29 N3 N6 E9 S2 E27 N19 E19 N6 E5 N10 W24 N6 \$												
FCP=[ORIG=79,-3] W30 S13 W25 S11 E25 S14 E30 N38 \$												
UDG=[ORIG=0,-40] N20 W28 S20 E28 \$												
BAS=[ORIG=3,47] E21 N25 W21 S25 \$												
FEP=[ORIG=-13,-2] N7 W39 S13 E39 N6 \$												
FOP=[ORIG=0,-60] N14 W28 S14 E28 \$												
FOP=[ORIG=-28,-60] W16 S20 E16 N20 \$												
FOP=[ORIG=24,6] N6 W24 S6 E24 \$												
UST=[ORIG=0,41] S6 E3 N25 W3 S19 \$												
FOP=[ORIG=-36,45] E9 N6 W9 S6 \$												
UST=[ORIG=19,22] E5 N6 W5 S6 \$												