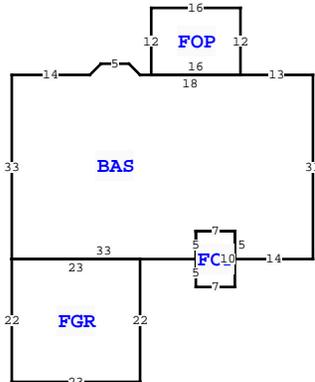
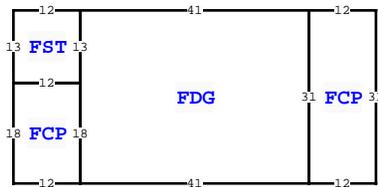




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	11416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100		1,761	208,209
FCP	216	25		54	6,385
FCP	372	25		93	10,995
FDG	1,271	60		763	90,212
FGR	506	55		278	32,869
FOP	70	30		21	2,483
FOP	192	30		58	6,857
FST	156	55		86	10,168
TOTALS	4,544			3,114	368,177

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,114	115.2360	131.37	409,086	2002	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2020 Heated Area: 1761 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			368,177
TOTAL MARKET OB/XF VALUE			8,914
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			412,091
SOH/AGL Deduction			122,414
ASSESSED VALUE			289,677
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			188,266
TOTAL JUST VALUE			412,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049829	Roof Replacement	22,976	05/16/2024
28882	GARAGE	589	09/23/2010
19932	SFR	301	09/05/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1035	8/01/2019	WD Q	Q	I	01	300,000
GRANTOR: WESLEY & PAULA GAMBLE						
GRANTEE: RON & LISA LUTZE (H						
1189/0620	2/16/2010	WD Q	Q	I	01	195,000
GRANTOR: THOMAS & KIMBERLEE WA						
GRANTEE: WESLEY & PAULA GAMB						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,072.00	UT	2.00	2.00	100	2002	2002	3	100	2,144	
3	0169	FENCE/WOOD	0	100	0	220.00	UT	13.50	13.50	100	2009	2009	3	100	2,970	
4	0166	CONC, PAVMT	0	100	20	1,300.00	UT	2.00	2.00	100	2011	2011	3	100	2,600	

TOTAL OB/XF										8,914						
125 SW CRESTPOINTE CT, LAKE CITY										BLD DATE		LGL DATE		04/03/2025	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W13 FOP= N12 W16 S12 E16\$ W18 L2 U2 W5 D2 L2 W14 S33									
FGR= S22 E23 N22 W23\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E14									
N33\$ PTR= N30 FCP= N31 W12 FDG= W41 FST= W12 S13 E12 N13\$									
S13 FCP= W12 S18 E12 N18\$ S18 E41 N31\$ S31 E12\$ S30\$.									

LAND DESCRIPTION										TOTAL OB/XF										8,914				
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							