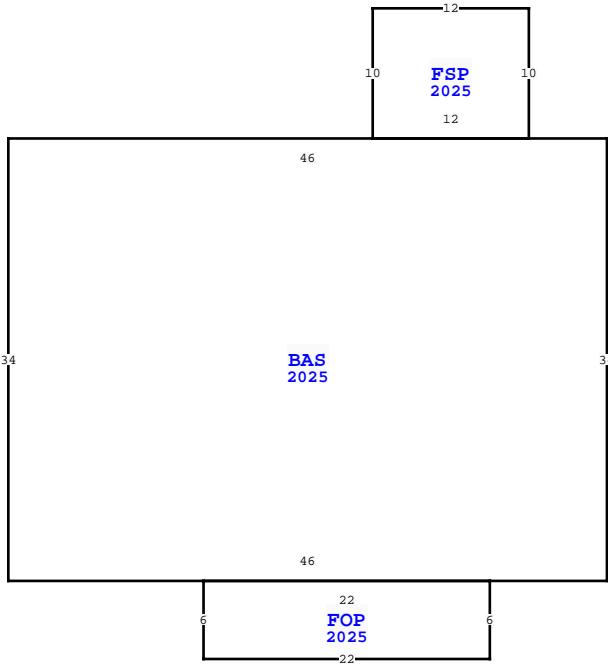


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,564	100	2025
FOP	132	30	2025
FSP	120	40	2025
TOTALS	1,816		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,652	110.7400	124.03	204,898	2024	2024	0	0	1.00	99.00	
1 SINGLE FAM			100% - 2025	Heated Area: 1564		HX Base Yr 2025						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		202,849		
TOTAL MARKET OB/XF VALUE		9,000		
TOTAL LAND VALUE - MARKET		56,440		
TOTAL MARKET VALUE		225,647		
SOH/AGL Deduction		69,399		
ASSESSED VALUE		156,248		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		104,837		
TOTAL JUST VALUE		268,289		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		269,338		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048016	New Residential C	221,240	09/01/2023
000043246	Electrical Servic	0	11/24/2021
000042447	Storage Building	12,990	07/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2542	3/12/2021	WD	Q	V	01	57,000
GRANTOR: HERRERA IBANES						
GRANTEE: ALI MALAK HASSAN						
1049/1416	6/15/2005	WD	Q	V		50,000
GRANTOR: GOMEZ						
GRANTEE: HERRERA						

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	0030	BARN,MT	0	100	24	25		15.00	15.00	100	2022	2021		100	9,000	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
230 SW GALLANT LN, LAKE CITY			04/22/2026 MLU		

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=-62,-17] E46 S34 W46 N34 \$												
FSP=[YR=2025;ORIG=-34,-27] E12 S10 W12 N10 \$												
FOP=[YR=2025;ORIG=-47,17] E22 S6 W22 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	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000								
2	5500	A	TIMBER 2	100					4.04	AC		1.00	1.00	1.00	445.00	445.00	1,798								
3	9910	M	MKT.VAL.AG	100					4.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,440								