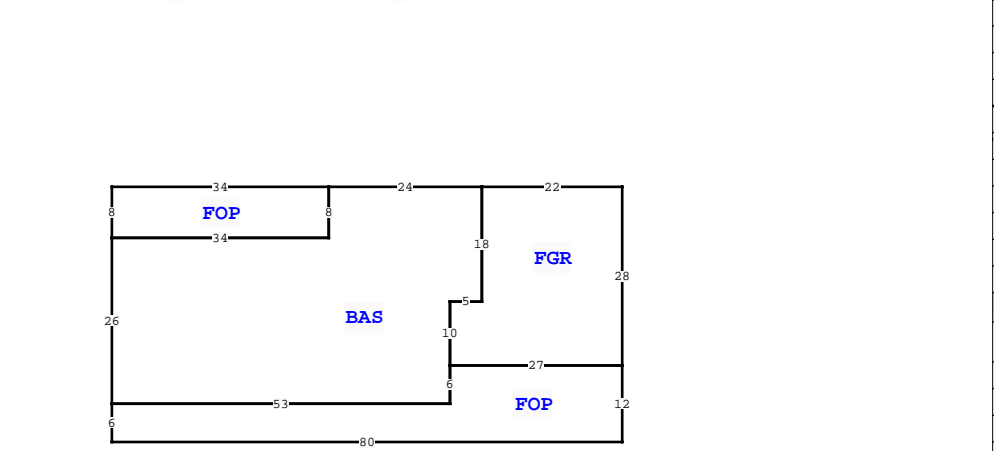
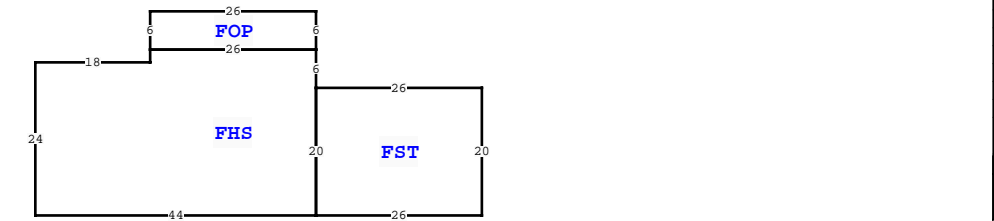


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,259	113.0222	126.58	412,524	1990	1990	0	0	35.00	65.00



MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC					
12416.010	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	133,289
FGR	666	55		366	30,113
FHS	1,108	60		665	54,714
FOP	156	30		47	3,867
FOP	272	30		82	6,747
FOP	642	30		193	15,880
FST	520	55		286	23,531
<b>TOTALS</b>	<b>4,984</b>			<b>3,259</b>	<b>268,141</b>

287 SW CESSNA CT, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	60	10	600.00	UT	1.40	1.40	100	0	0	3	100	840
2	0166	CONC,PAVMT	0	100	45	25	1,125.00	UT	1.40	1.40	100	0	0	3	100	1,575

LAND DESCRIPTION																	
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
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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,141	
TOTAL MARKET OB/XF VALUE		2,415	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		305,556	
SOH/AGL Deduction		39,156	
ASSESSED VALUE		266,400	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		214,989	
TOTAL JUST VALUE		305,556	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,681	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/2728	12/03/2021	WD	Q	I	01	285,000
GRANTOR: DHANARAJAN DAVID A						
GRANTEE: WALKER DEVAN						
1333/1438	3/27/2017	WD	U	I	37	170,000
GRANTOR: ROBIN B LAWSON TRUSTE						
GRANTEE: DAVID A & CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 FOP= W34 S8 E34 N8\$ S8 W34 S26 FOP= S6 E80 N12W27 S6 W53\$ E53 N6 FGR= E27 N28 W22 S18 W5 S10\$ N10 E5 N18\$ PTR=N30 FST= N20 W26 FHS= N6 FOP= N6 W26 S6 E26\$ W26 S2 W18 S24 E44 N20\$ S20 E26\$ S30\$.