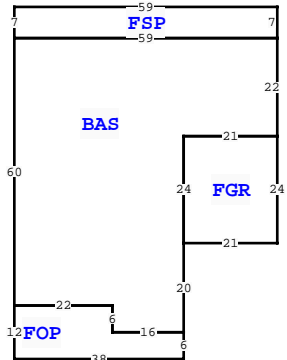
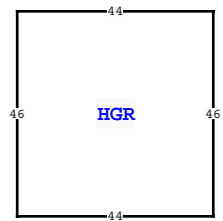




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	90	
Exterior Wall	21		STONE	10	
Roof Structure	08		IRREGULAR	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	12		HARDWOOD	80	
Interior Floor	14		CARPET	20	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			3.5	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Architectual	05		CONV	100	
Units			0	100	
Quality	07	07			
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	06	
NEIGHBORHOOD/LOC	12416.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,838	100		2,838	358,048
FGR	504	55		277	34,947
FOP	360	30		108	13,625
FSP	413	40		165	20,817
HGR	2,024	45		911	114,934
TOTALS	6,139			4,299	542,371

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		Heated Area: 2838					HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			542,371
TOTAL MARKET OB/XF VALUE			46,069
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			623,440
SOH/AGL Deduction			279,086
ASSESSED VALUE			344,354
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			292,943
TOTAL JUST VALUE			623,440
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			631,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051338	Roof Replacement	40,000	10/31/2024
000051339	Roof Replacement	10,000	10/31/2024
25321	POOL ENCL	95	12/18/2006
24717	POOL	195	07/06/2006
24347	SFR	846	04/05/2006
24348	PLANE HNGR	350	04/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2001	11/20/2023	WD Q	Q	I	01	675,000
GRANTOR: HUTCHISON ARTHUR M						
GRANTEE: HARNDEN VALERIE						
1239/0826	7/24/2012	WD U	U	I	19	100
GRANTOR: ARTHUR M HUTCHISON &						
GRANTEE: ARTHUR M HUTCHISON						

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	1.00	UT 2,000.00	2,000.00	100	2007	2007	3	100	2,000
2	0280	POOL R/CON	0	100	0	0	516.00	UT 70.00	70.00	100	2007	2007	3	54	19,505
3	0282	POOL ENCL	0	100	36	45	1,620.00	UT 15.00	15.00	100	2007	2007	3	40	9,720
4	0166	CONC, PAVMT	0	100	0	0	3,248.00	UT 3.00	3.00	100	2007	2007	3	100	9,744
5	0104	GENERATOR	0	100	0	0	1.00	UT 6,000.00	6,000.00	100	2024	2023		85	5,100

TOTAL OB/XF												46,069				
359 SW BROTHERS LN, LAKE CITY												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	04/14/2026	MLU
												INC DATE		AG DATE		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= N22 FSP= N7 W59 S7 E59\$ W59 S60 FOP= S12 E38 N6 W16 N6 W22\$ E22 S6 E16 N20 FGR= E21 N24 W21 S24\$ N24 E21\$ PTR= N50 HGR= N46 W44 S46 E44\$ S50\$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							