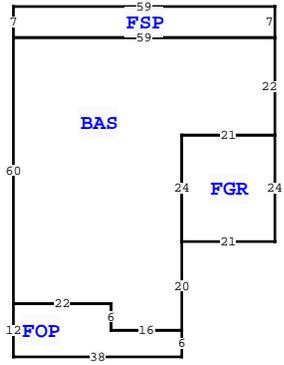
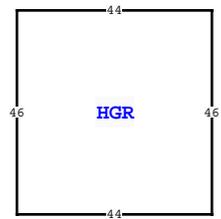




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	90		
Exterior Wall	21	STONE	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	80		
Interior Floor	14	CARPET	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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		602,634	2007	2015	0	0	10.00	90.00
				Heated Area: 2838			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	I	01	675,000
GRANTOR: HUTCHISON ARTHUR M						
GRANTEE: HARNDEN VALERIE						
1239/0826	7/24/2012	WD	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	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0280	POOL R/CON	0	100	0	516.00	UT	70.00	70.00	100	2007	2007	3	54	19,505	
3	0282	POOL ENCL	0	100	36	1,620.00	UT	15.00	15.00	100	2007	2007	3	40	9,720	
4	0166	CONC, PAVMT	0	100	0	3,248.00	UT	3.00	3.00	100	2007	2007	3	100	9,744	
5	0104	GENERATOR	0	100	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				LAND DATE		04/03/2025		MLU					
XF DATE				AG DATE													
INC 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												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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							