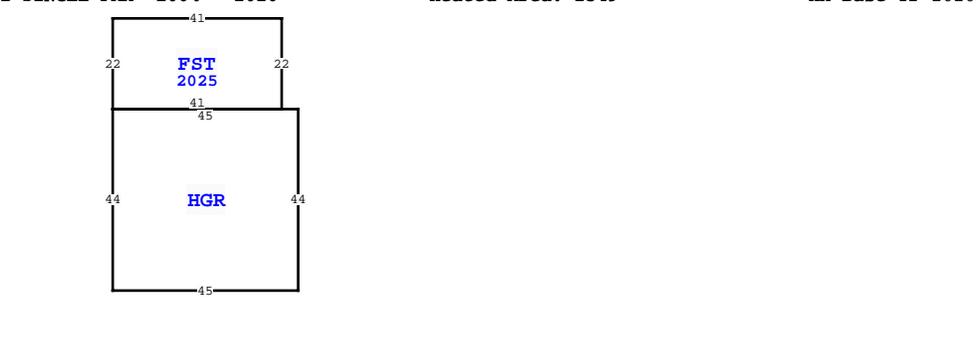


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

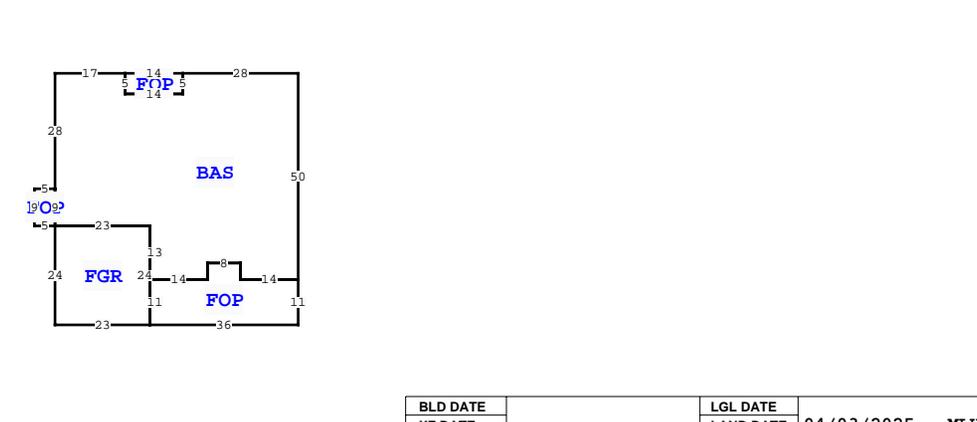
MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,403	113.9556	127.63	561,955	2018	2018	0	0	8.75	91.25

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		512,784
TOTAL MARKET OB/XF VALUE		13,276
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		561,060
SOH/AGL Deduction		226,444
ASSESSED VALUE		334,616
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,205
TOTAL JUST VALUE		561,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,084



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	2,549	100		2,549	296,863
FGR	552	55		304	35,405
FOP	45	30		14	1,631
FOP	70	30		21	2,446
FOP	428	30		128	14,908
FST	902	55	2025	496	57,765
HGR	1,980	45		891	103,768
TOTALS	6,526			4,403	512,784



PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045754	Additions	40,000	10/24/2022
36723	SFR	1,255	05/11/2018
36724	PLANE HNGR	415	05/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1444	11/17/2017	WD	Q	V	01	25,000

GRANTOR: NICHOLAS J ASTAFAN
GRANTEE: MELVIN D TOWNER & M
1157/1253 8/18/2008 QC Q V 01 100
GRANTOR: ANTHILL PROPERTIES
GRANTEE: NICHOLAS J ASTAFAN

EXTRA FEATURES		271 SW PLANTATION TER, LAKE CITY														
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	0	1.00	UT	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	5,638.00	UT	2.00	100	2018	2018	3	100	11,276	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	100	2024	2023		100	800	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/03/2025	MLU

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W28 S5 W14 N5 W17 S28 S9 E23 S13 E14 N4 E8 S4 E14 N50 \$	
HGR=[ORIG=0,-30] N44 W45 S44 E45 \$	
FGR=[ORIG=-59,37] S24 E23 N24 W23 \$	
FOP=[ORIG=-36,50] S11 E36 N11 W14 N4 W8 S4 W14 \$	
FOP=[ORIG=-28,0] W14 S5 E14 N5 \$	
FOP=[ORIG=-59,28] W5 S9 E5 N9 \$	
PTR=[ORIG=0,0] N30 S30 \$	
FST=[YR=2025;ORIG=-45,-96] E41 S22 W41 N22 \$	

LAND DESCRIPTION		TOTAL OB/XF 13,276																						
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							