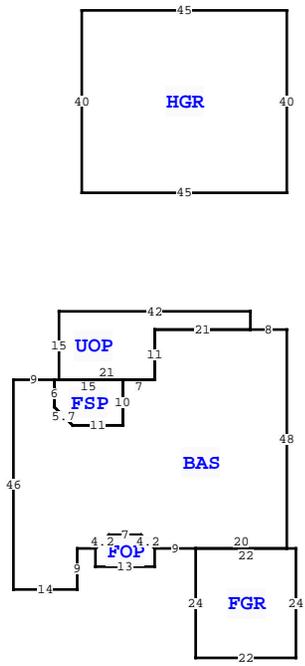


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	2,493	100	
FGR	528	55	
FOP	82	30	
FSP	142	40	
HGR	1,800	45	
UOP	399	20	
TOTALS	5,444		

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%	- 2011	127.58	479,063	2006	2006	0	0	19.00	81.00
			Heated Area: 2493			HX Base Yr 2011					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			388,041
TOTAL MARKET OB/XF VALUE			49,867
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			472,908
SOH/AGL Deduction			152,767
ASSESSED VALUE			320,141
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			268,730
TOTAL JUST VALUE			472,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			479,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050969	Remodel	5,200	10/04/2024
000050909	Roof Replacement	36,000	09/25/2024
000050908	Roof Replacement	23,000	09/25/2024
31503	POOL	200	10/08/2013
23631	SFR	716	09/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0372	5/11/2010	WD	Q	I	01	286,900
GRANTOR: K & H DEVELOPMENT						
GRANTEE: RALPH J JR & MARICH						
1052/1044	7/19/2005	WD	Q	V	01	100
GRANTOR: GEORGE KERCE						
GRANTEE: K & M DEVELOPMENT						

EXTRA FEATURES												219 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	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	5,164.00	UT	2.50	2.50	90	2006	2006	3	90	11,619	
3	0280	POOL R/CON	0	100	16	640.00	UT	70.00	70.00	100	2014	2014	3	76	34,048	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0166	CONC, PAVMT	0	100	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
												TOTAL OB/XF		49,867		

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							