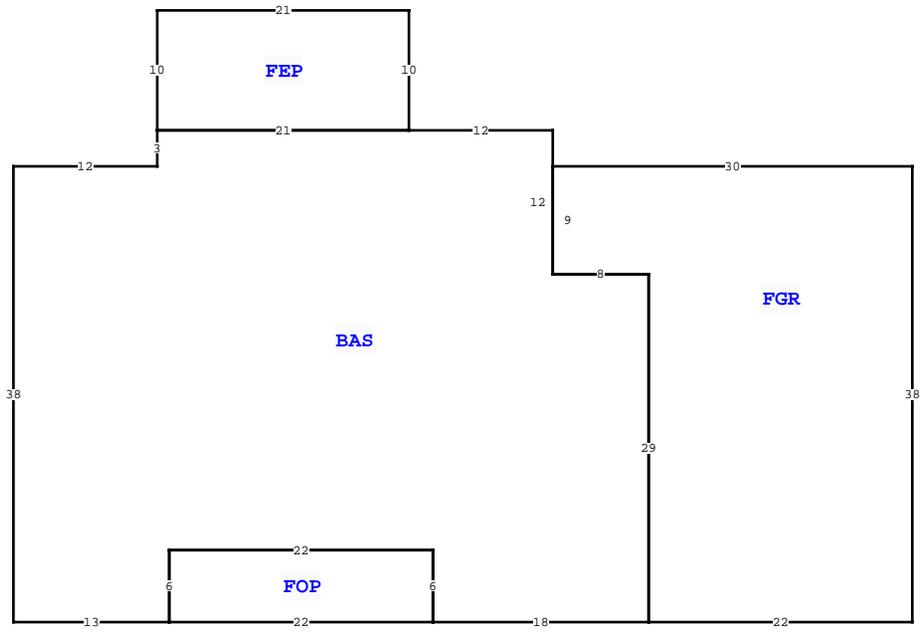


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
BAS	1,909	100	
FEP	210	80	
FGR	908	55	
FOP	132	30	
TOTALS	3,159		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,616	129.1444	147.22	385,128	2017	2017	0	0	8.00	92.00
1 SINGLE FAM 100% - 2018 Heated Area: 1909 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			354,318
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			396,318
SOH/AGL Deduction			190,450
ASSESSED VALUE			205,868
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			154,457
TOTAL JUST VALUE			396,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34459	SFR	890	09/16/2016
26291	SFR	727	09/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/0152	11/22/2006	WD	U	V	09	84,000
GRANTOR: JOHN S & DONNA L DUNN						
GRANTEE: KEITH & BETTY A GOR						
1035/0818	1/11/2005	WD	U	V	08	50,000
GRANTOR: H MARSHALL & DIANA S						
GRANTEE: JOHN S & DONNA L DU						

EXTRA FEATURES		244 SW PLANTATION TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	9946	Well	0 100
3	0261	PRCH, UOP	0 100

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W12 W21 S3 W12 S38 E13 N6 E22 S6 E18 N29 W8 N12 \$	
FGR=[ORIG=8,41] E22 N38 W30 S9 E8 S29 \$	
FEP=[ORIG=-12,0] N10 W21 S10 E21 \$	
FOP=[ORIG=-32,41] E22 N6 W22 S6 \$	

LAND DESCRIPTION		TOTAL OB/XF 7,000																						
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							