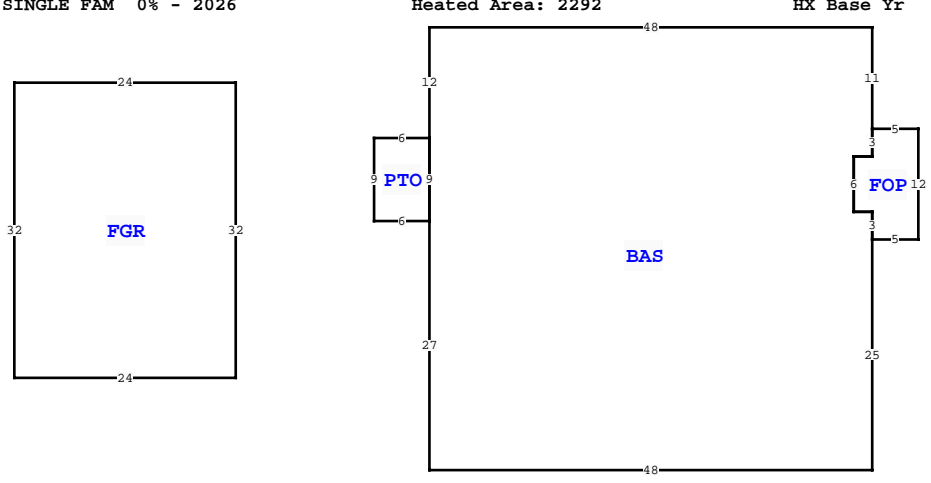




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,292	100		2,292	257,521
FGR	768	55		422	47,415
FOP	72	30		22	2,472
PTO	54	5		3	337
TOTALS	3,186			2,739	307,745

200 SW ORANGE BLOSSOM CT, LAKE CITY
 BLD DATE: [] LGL DATE: 04/14/2026 MLU
 XF DATE: [] LAND DATE: []
 INC DATE: [] AG DATE: []

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	0166	CONC,PAVMT	0	0	24 50	1.00	UT	3,600.00	100	2022	2021	100	3,600	

TOTAL OB/XF													3,600			
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LAND DESCRIPTION																								
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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF													3,600			
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				307,745
TOTAL MARKET OB/XF VALUE				3,600
TOTAL LAND VALUE - MARKET				35,000
TOTAL MARKET VALUE				346,345
SOH/AGL Deduction				0
ASSESSED VALUE				346,345
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				346,345
TOTAL JUST VALUE				346,345
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				386,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051769	Solar Power Syste	41,344	12/10/2024
000042209	Storage Building	45,000	06/24/2021
40450	SFR	0	08/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/1902	11/19/2025	WD	Q	I	01	385,000
GRANTOR: DUTTON RANDELL L						
GRANTEE: SULLIVAN ALICE F LI						
1400/0041	11/21/2019	WD	Q	V	01	20,000
GRANTOR: CURTIS N & LINDA D SO						
GRANTEE: RANDELL L & LILLIAN						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=81,20] W48 S12 S9 S27 E48 N25 N3 W2 N6 E2 N3 N11 \$												
FOP=[ORIG=86,31] W5 S3 W2 S6 E2 S3 E5 N12 \$												
PTO=[ORIG=27,32] E6 S9 W6 N9 \$												
FGR=[ORIG=-12,26] E24 S32 W24 N32 \$												