

ELEMENT	CD	CONSTRUCTION
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

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								

Heated Area: 2292	HX Base Yr
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200 SW ORANGE BLOSSOM CT, LAKE CITY

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	2,292	100		2,292	262,115
FGR	768	55		422	48,260
FOP	72	30		22	2,516
PTO	54	5		3	343
TOTALS	3,186			2,739	313,235

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	3,600.00	100	2022	2021		100	3,600	

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		313,235	
TOTAL MARKET OB/XF VALUE		3,600	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		351,835	
SOH/AGL Deduction		0	
ASSESSED VALUE		351,835	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		351,835	
TOTAL JUST VALUE		351,835	
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

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 \$

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							