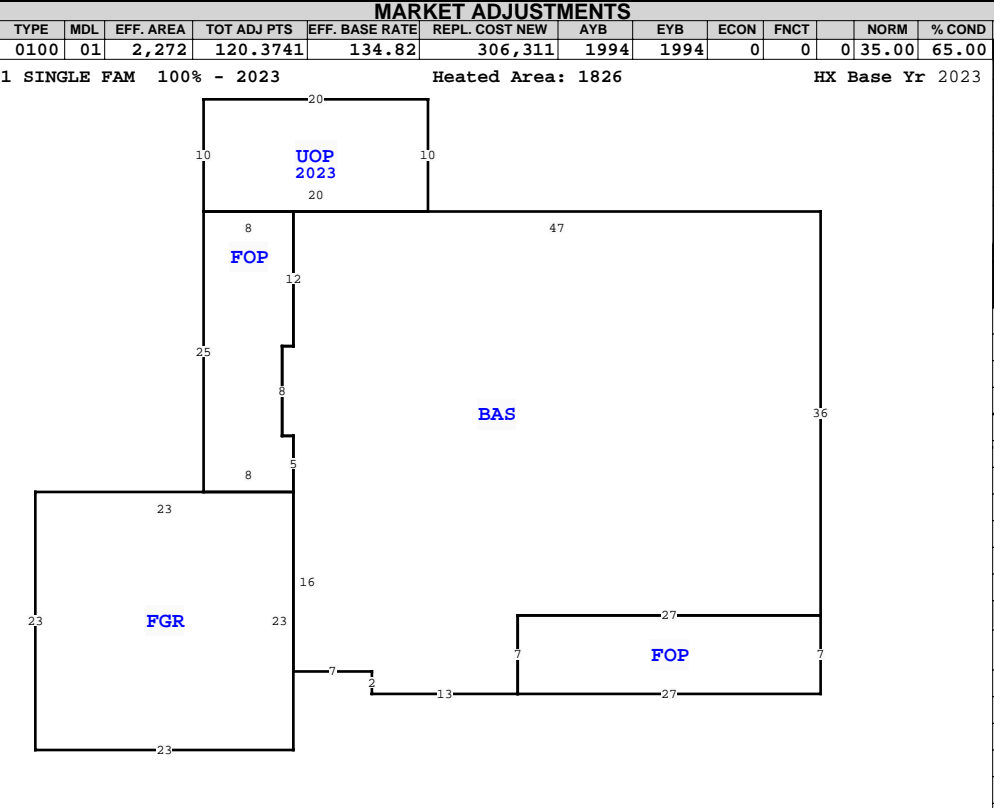


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	02



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			199,102
TOTAL MARKET OB/XF VALUE			1,577
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			265,679
SOH/AGL Deduction			31,942
ASSESSED VALUE			233,737
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			177,326
TOTAL JUST VALUE			265,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1723	5/20/2022	WD	Q	I	01	330,000
GRANTOR: CROPPER MASTIN T						
GRANTEE: VERNON ROBERT LEROY						
1350/1959	12/21/2017	WD	U	I	12	118,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MASTIN T & JODY M C						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100		1,826	160,018
FGR	529	55		291	25,501
FOP	189	30		57	4,995
FOP	192	30		58	5,083
UOP	200	20	2023	40	3,505
TOTALS	2,936			2,272	199,102

10985 SW COUNTY ROAD 240 , LAKE CITY
 BLD DATE: 05/07/2026 MLU
 XF DATE:
 INC 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	100	0	0		1.50	1.50	100	0	0	3	100	1,577	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W47 S12 W1 S8 E1 S5 S16 E7 S2 E13 N7 E27 N36 \$												
FGR=[ORIG=-47,25] W23 S23 E23 N23 \$												
FOP=[ORIG=-47,0] W8 S25 E8 N5 W1 N8 E1 N12 \$												
FOP=[ORIG=-27,43] E27 N7 W27 S7 \$												
UOP=[YR=2023;ORIG=-55,-10] S10 E20 N10 W20 \$												

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								