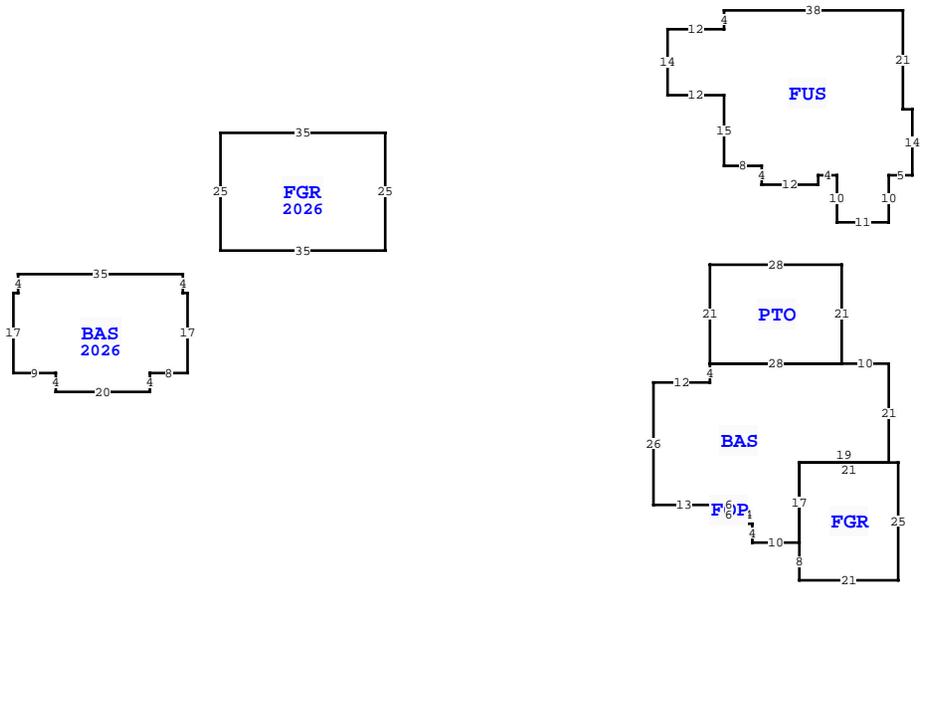


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	2002								



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		579,992	
TOTAL MARKET OB/XF VALUE		14,937	
TOTAL LAND VALUE - MARKET		40,080	
TOTAL MARKET VALUE		635,009	
SOH/AGL Deduction		156,526	
ASSESSED VALUE		478,483	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		427,072	
TOTAL JUST VALUE		635,009	
NCON VALUE		158,056	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,325	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100		1,369	170,206
BAS	849	100	2026	849	105,555
FGR	525	55		289	35,931
FGR	875	55	2026	481	59,802
FOP	12	30		4	497
FUS	1,644	100		1,644	204,396
PTO	588	5		29	3,605
TOTALS	5,862			4,665	579,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053437	Electrical Servic		06/23/2025
000052680	New Residential C	195,000	03/24/2025
000052628	Right-of-Way Acce		03/18/2025
000052341	Remodel	28,975	02/14/2025
000051659	Roof Replacement	27,500	11/26/2024
17560	SFR	418	11/30/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/2247	9/11/2000	WD	Q	V	02	90,000

GRANTOR: HUBER
GRANTEE: CADY

0896/0486	1/31/2000	WD	Q	V	02	99,800
-----------	-----------	----	---	---	----	--------

GRANTOR: WESTFIELD GROUP
GRANTEE: HUBER

413 SW HIGHPOINT GLN, 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	0166	CONC,PAVMT	0	100	0	0	0	1.50	1.50	100	2001	2001	3	100	12,249	
2	0169	FENCE/WOOD	0	100	0	0	0	10.50	10.50	100	2009	2009	3	100	2,688	

EXTRA FEATURES												TOTAL OB/XF	
												14,937	

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=0,-30] N10 E5 N14 W2 N21 W38 S4 W12 S14 E12 S15 E8 S4 E12 N2 E4 S10 E11 \$
 BAS=[ORIG=0,0] W10 W28 S4 W12 S26 E13 E6 S4 E2 S4 E10 N17 E19 N21 \$
 FGR=[YR=2026;ORIG=-142,-49] E35 S25 W35 N25 \$
 BAS=[YR=2026;ORIG=-150,-19] W35 S4 W1 S17 E9 S4 E20 N4 E8 N17 W1 N4 \$
 PTO=[ORIG=-10,0] N21 W28 S21 E28 \$
 FGR=[ORIG=-19,38] S8 E21 N25 W21 S17 \$
 FOP=[ORIG=-37,30] S2 E6 N2 W6 \$
 PTR=[ORIG=0,0] N30 S30 \$

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	100		A-3	0.00	0.00	3.34	AC		1.00	1.00	1.00	12,000.00	12,000.00	40,080							