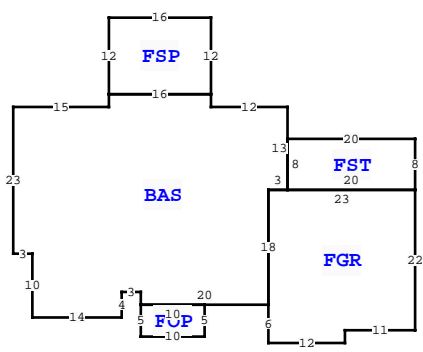
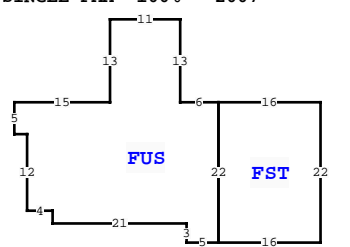


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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			
0100	01	2,705	128.0928	143.46	388,059	2006	2006	0	0	0	27.55	72.45		
1 SINGLE FAM			100% - 2007	Heated Area: 2039			HX Base Yr 2007							



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,309	100		1,309	136,053
FGR	530	55		292	30,349
FOP	50	30		15	1,559
FSP	192	40		77	8,003
FST	160	55		88	9,146
FST	352	55		194	20,164
FUS	730	100		730	75,874
TOTALS	3,323			2,705	281,149

3949 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	2,906.00	UT	2.50	2.50	100	2006	2006	3	100	7,265	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

TOTAL OB/XF 7,865

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		281,149	
TOTAL MARKET OB/XF VALUE		7,865	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		354,014	
SOH/AGL Deduction		112,137	
ASSESSED VALUE		241,877	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		190,466	
TOTAL JUST VALUE		354,014	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,641	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055543	Roof Replacement	20,000	04/23/2026
23735	SFR	691	10/19/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1059/1251	5/21/2005	WD	Q	V	06	100

GRANTOR: MCCALL
GRANTEE: GRAHAM

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 N2 FSP= N12 W16 S12 E16\$ W16 S2 W15 S23 E3 S10 E14 N4 E3 S2 FOP= S5 E10 N5 W10\$ E20 FGR= S6 E12 N2 E11 N22 W23 S18\$ N18 E3 FST= E20 N8 W20 S8\$ N13\$ PTR= N30 FST= N22 W16 FUS= W6 N13 W11 S13 W15 S5 E2 S12 E4 S2 E21 S3 E5 N22\$ S22 E16\$ S30 \$.	