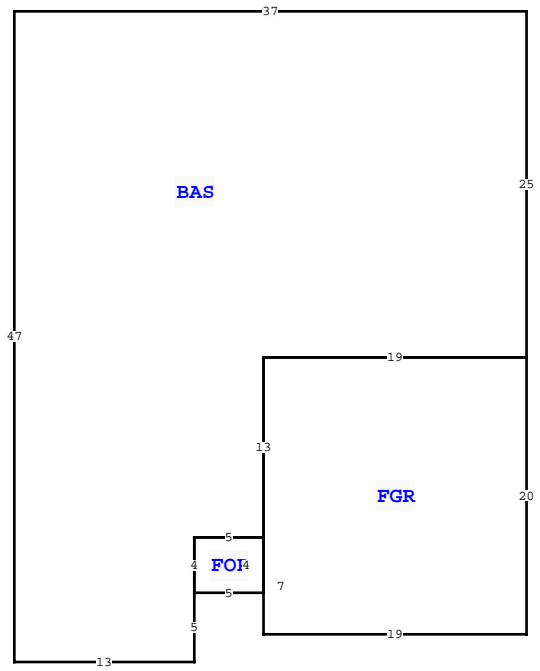


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET 70			
Interior Floo	15	HARDTILE 30			
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	14417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100		1,276	132,091
FGR	380	55		209	21,636
FOP	20	30		6	621
TOTALS	1,676			1,491	154,348

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%	- 2023								
				Heated Area: 1276			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		154,348	
TOTAL MARKET OB/XF VALUE		2,680	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		179,028	
SOH/AGL Deduction		10,383	
ASSESSED VALUE		168,645	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		117,234	
TOTAL JUST VALUE		179,028	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		173,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23473	SFR	417	08/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1384	4/30/2024	WD	U	I	11	100

GRANTOR: JOHNSON JANICE E
GRANTEE: JOHNSON JANICE

1490/1944	5/17/2023	QC	U	I	11	100
GRANTOR: CLARK GREGORY GRANTEE: JOHNSON JANICE						

EXTRA FEATURES															2953 SE COUNTY ROAD 245 , LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026	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	16	67		2.50	2.50	100	2005	2005	3	100	2,680									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W37 S47 E13 N5 FOP= E5 N4 W5S4\$ N4 E5 FGR= S7 E19 N20 W19 S13\$ N13 E19 N25\$.									

LAND DESCRIPTION										TOTAL OB/XF										2,680				
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	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							