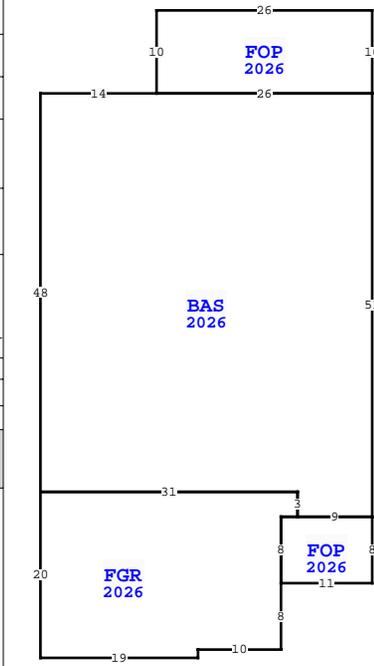


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	100%	- 2026								
					Heated Area: 1947						
						HX Base Yr 2026					



MAP NUM	MKT AREA	06			
15416.080	1.00/				
NEIGHBORHOOD/LOC	15416.080	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	2026	1,947	238,975
FGR	576	55	2026	317	38,909
FOP	88	30	2026	26	3,191
FOP	260	30	2026	78	9,574
<b>TOTALS</b>	<b>2,871</b>			<b>2,368</b>	<b>290,648</b>

303 SW CANDENCE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG 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	
2	0166	CONC,PAVMT	0	100	3	26			700.00	UT	3.00				3.00	2,100	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			290,648	
TOTAL MARKET OB/XF VALUE			2,100	
TOTAL LAND VALUE - MARKET			40,000	
TOTAL MARKET VALUE			332,748	
SOH/AGL Deduction			0	
ASSESSED VALUE			332,748	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			281,337	
TOTAL JUST VALUE			332,748	
NCON VALUE			294,668	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			50,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053545	New Residential C	210,000	09/26/2025
000053291	Right-of-Way Acce		06/02/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/74	12/29/2025	WD	Q	V	01	392,700
GRANTOR: MARONDA HOMES LLC						
GRANTEE: PASSON CHRISTOPHER						
1541/999	5/22/2025	WD	U	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2026;ORIG=-28,56] E11 N8 W9 W2 S8 \$
FGR=[YR=2026;ORIG=-57,65] E19 N1 E10 N8 N8 E2 N3 W31 S20 \$
BAS=[YR=2026;ORIG=-26,48] E9 N51 W26 W14 S48 E31 S3 \$
FOP=[YR=2026;ORIG=-17,-3] N10 W26 S10 E26 \$

LAND DESCRIPTION	TOTAL OB/XF													2,100										
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					1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							