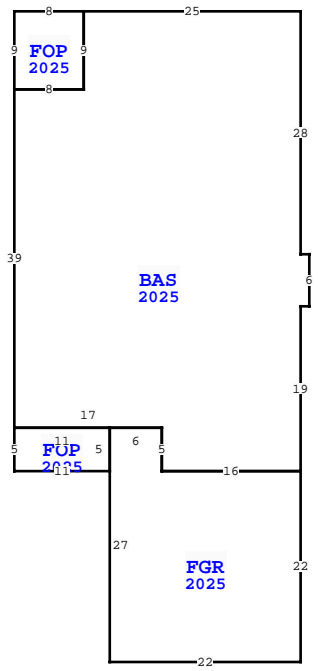


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,598	100	2025
FGR	514	55	2025
FOP	55	30	2025
FOP	72	30	2025
TOTALS	2,239		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025	124.94	239,760	2024	2024	0	0	1.00	99.00
Heated Area: 1598 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			237,362
TOTAL MARKET OB/XF VALUE			1,260
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			257,122
SOH/AGL Deduction			0
ASSESSED VALUE			257,122
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,122
TOTAL JUST VALUE			257,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048490	New Residential C	110,000	10/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/138	9/23/2024	QC	U	V	11	100

GRANTOR: GATOR LAND DEVELOPMEN
GRANTEE: GLD PROPERTY LLC
1479/728 11/09/2022 WD U V 11 100
GRANTOR: DAVID JAMES E SR
GRANTEE: GATOR LAND DEVELOPM

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	0	0	0		420.00	UT	3.00				3.00	1,260

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=80,10] W25 S9 W8 S39 E17 S5 E16 N19 E1 N6 W1 N28 \$											
FGR=[YR=2025;ORIG=80,63] W16 N5 W6 S27 E22 N22 \$											
FOP=[YR=2025;ORIG=47,10] E8 S9 W8 N9 \$											
FOP=[YR=2025;ORIG=47,58] E11 S5 W11 N5 \$											

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							