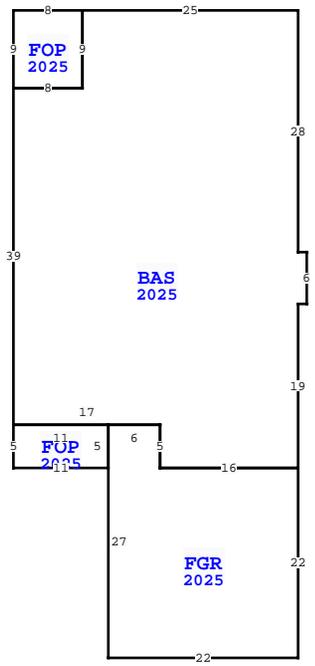




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	2025	1,598	201,186
FGR	514	55	2025	283	35,629
FOP	55	30	2025	16	2,015
FOP	72	30	2025	22	2,770
TOTALS	2,239			1,919	241,599

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,919	111.5500	127.17	244,039	2024	2024	0	0	1.00	99.00
1 SINGLE FAM 0% - 2025 Heated Area: 1598 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		241,599	
TOTAL MARKET OB/XF VALUE		1,260	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		261,359	
SOH/AGL Deduction		0	
ASSESSED VALUE		261,359	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		261,359	
TOTAL JUST VALUE		261,359	
NCON VALUE		0	
INCOME VALUE		0	
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

226 SW CHERRY BLOSSOM WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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 1,260																								
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							