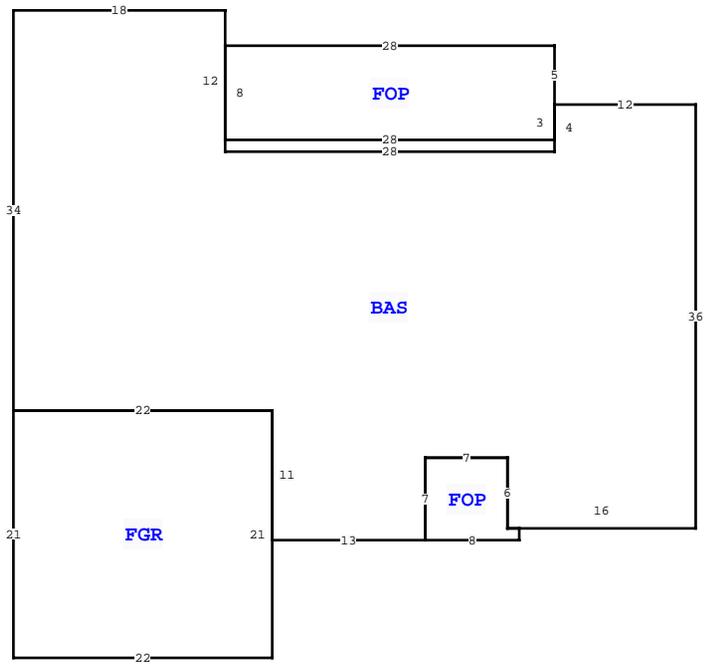


WD 1062-2420, QC 1077-820, WD

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	14	CARPET 20			
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			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	15416.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100		1,871	251,365
FGR	462	55		254	34,124
FOP	50	30		15	2,015
FOP	224	30		67	9,001
TOTALS	2,607			2,207	296,505

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,207	126.7200	144.46	318,823	2018	2018	0	0	0	7.00	93.00		
1 SINGLE FAM 100% - 2019 Heated Area: 1871 HX Base Yr 2019														



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	296,505			
TOTAL MARKET OB/XF VALUE	5,084			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	336,589			
SOH/AGL Deduction	108,589			
ASSESSED VALUE	228,000			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	176,589			
TOTAL JUST VALUE	336,589			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	334,530			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35480	SFR	931	06/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/2749	8/03/2018	WD	U	I	30	215,000

GRANTOR: MARK GANSKOP
GRANTEE: PATRICK & DANIELLE
1332/0402 3/02/2017 WD Q V 01 13,400
GRANTOR: JR SAMUEL DEVELOPMENT
GRANTEE: MARK GANSKOP

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= W12 FOP= N5 W28 S8 E28 N3\$ S4 W28 N12 W18 S34 FGR= S21 E22 N21 W22\$ E22 S11 E13 FOP= E8 N1 W1 N6 W7 S7\$ N7 E7 S6 E16 N36\$.	

EXTRA FEATURES														464 SW MORNING GLORY DR, LAKE CITY		
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	UT	2.00	2.00	100	2018	2018	3	100	2,156	
2	0296	SHED METAL	0	100	12	16	UT	9.00	9.00	100	2018	2018	3	100	1,728	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION														TOTAL OB/XF 5,084										
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							