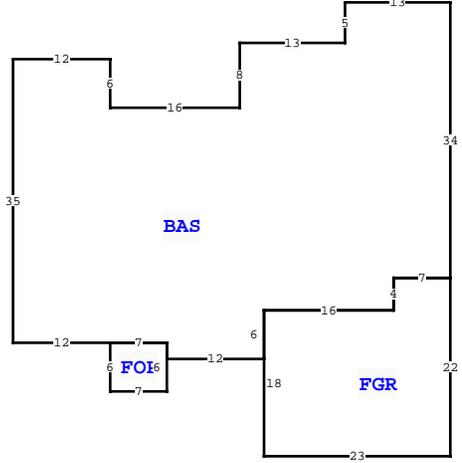


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	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
BAS	1,815	100	
FGR	442	55	
FOP	42	30	
FOP	128	30	2022
TOTALS	2,427		

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% - 2021			298,487	2020	2020	0	0	5.00	95.00
			Heated Area: 1815			HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		283,563	
TOTAL MARKET OB/XF VALUE		1,305	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		319,868	
SOH/AGL Deduction		76,317	
ASSESSED VALUE		243,551	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		192,140	
TOTAL JUST VALUE		319,868	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
039063	SFR	0	12/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0168	6/24/2020	WD Q	Q	I	01	245,000
GRANTOR: GIBALTAR CONTRACTING						
GRANTEE: TINA L ALLEN						
1374/1389	11/14/2018	WD Q	V	05		126,000
GRANTOR: MARK A MAGSTADT						
GRANTEE: GIBALTAR CONTRACTI						

EXTRA FEATURES		259 SW BUTTERCUP 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			2.25	100	2021	2020		100	1,305	

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

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[ORIG=60,30] E12 E7 S2 E12 N6 E16 N4 E7 N34 W13 S5 W13 S8 W16 N6 W12 S35 \$											
FGR=[ORIG=91,26] S18 E23 N22 W7 S4 W16 \$											
FOP=[ORIG=72,30] S6 E7 N6 W7 \$											
FOP=[YR=2022;ORIG=3,0] E16 S8 W16 N8 \$											

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							