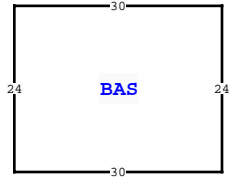
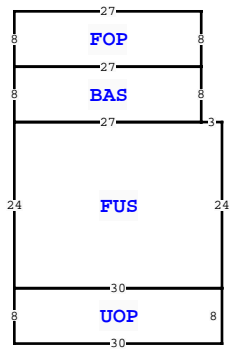


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	15516.040 1.00/

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%	1996		209,573	1981	1981	0	0	35.00	65.00
				Heated Area: 1656			HX Base Yr 1996				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	16,634
BAS	720	100		720	55,444
FOP	216	30		65	5,006
FUS	720	100		720	55,444
UOP	240	20		48	3,697
TOTALS	2,112			1,769	136,222

488 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0021	BARN,FR AE	0	100	0	0		1.00	UT	0.00	0.00	100	0	3	100	800	
2	0070	CARPORT UF	0	100	0	0		1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000
3	0296	SHED METAL	0	100	0	0		1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500
4	0031	BARN,MT AE	0	100	0	0		1.00	UT	0.00	0.00	100	2019	2019	3	100	6,500

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	136,222			
TOTAL MARKET OB/XF VALUE	9,800			
TOTAL LAND VALUE - MARKET	39,200			
TOTAL MARKET VALUE	185,222			
SOH/AGL Deduction	97,833			
ASSESSED VALUE	87,389			
TOTAL EXEMPTION VALUE	56,411		HX HB WX	
BASE TAXABLE VALUE	30,978			
TOTAL JUST VALUE	185,222			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	179,622			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/59	12/17/2025	LE U	I	I	14	100
GRANTOR: MCCARTHY ROBERTA LYNN						
GRANTEE: MCCARTHY ATARI STAR						
1539/1502	4/28/2025	LE U	I	I	14	100
GRANTOR: MCCARTHY ROBERTA LYNN						
GRANTEE: MCDONOUGH CANSSANDR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S24 E30 N24\$ PTR= N30FUS= N24 W3 BAS= N8 FOP= N8 W27 S8 E27\$ W27 S8 E27\$ W27 S24 UOP= S8E30N8 W30\$ E30\$ S30\$.

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			0.00	0.00	3.50	AC		1.00	1.00	0.80	14,000.00	11,200.00	39,200							