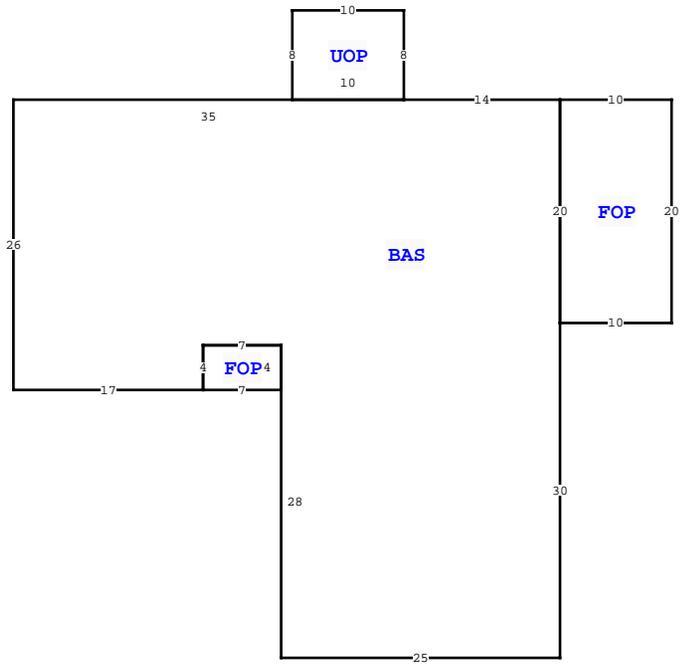




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,930	112.5040	126.00	243,180	2000	2000	0	0	10	25.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1846 HX Base Yr														



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	15516.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	151,187
FOP	28	30		8	655
FOP	200	30		60	4,914
UOP	80	20		16	1,310
TOTALS	2,154			1,930	158,067

660 SW GULL DR, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/07/2025 MLU

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

EXTRA FEATURES																
TOTAL OB/XF 1,700																

LAND DESCRIPTION																								
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			0.00	0.00	1.09	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,260							

TOTAL OB/XF 1,700																
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	158,067			
TOTAL MARKET OB/XF VALUE	1,700			
TOTAL LAND VALUE - MARKET	15,260			
TOTAL MARKET VALUE	175,027			
SOH/AGL Deduction	0			
ASSESSED VALUE	175,027			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	175,027			
TOTAL JUST VALUE	175,027			
NCON VALUE	500			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	176,959			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044462	Roof Replacement	13,904	05/17/2022
16964	SFR	310	05/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/841	5/17/2021	WD	Q	I	01	147,300
GRANTOR: FRAME RANDY L						
GRANTEE: COMBS JENNIFER						
1359/0756	5/04/2018	WD	Q	I	01	150,000
GRANTOR: CHAD & MARY SPIN						
GRANTEE: RANDY L & TASHAUNA						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W14 UOP= N8 W10 S8 E10\$ W35 S26 E17 FOP= E7 N4 W7 S4\$ N4 E7 S28 E25 N30 FOP= E10 N20 W10 S20\$ N20\$.																