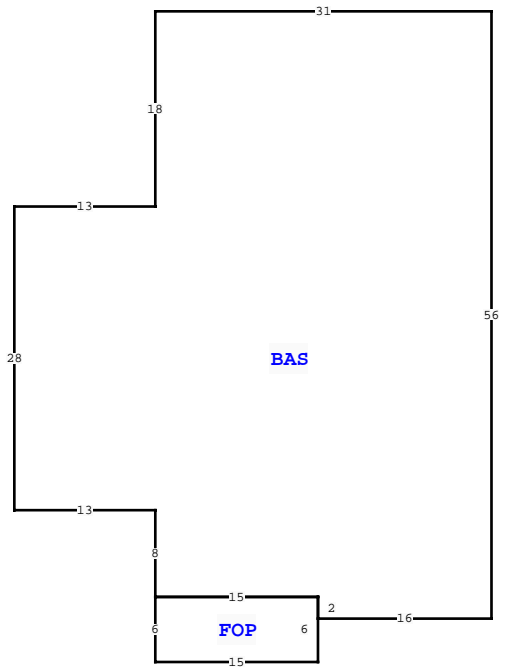




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectural Units	01	CONV 100 0 100
Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,070	100
FOP	90	35
TOTALS	2,160	2,102
		221,776

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100%	- 2026	Heated Area: 2070		HX Base Yr 2026						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			221,776	
TOTAL MARKET OB/XF VALUE			9,000	
TOTAL LAND VALUE - MARKET			40,000	
TOTAL MARKET VALUE			240,556	
SOH/AGL Deduction			71,346	
ASSESSED VALUE			169,210	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			117,799	
TOTAL JUST VALUE			270,776	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			253,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34693	M H	770	10/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/255	5/09/2025	WD	Q	I	01	366,900
GRANTOR: HAWES SETH						
GRANTEE: BAUMAN EZEKIAL						
1479/2553	11/21/2022	WD	Q	I	01	280,000
GRANTOR: DANIELS JESSICA J						
GRANTEE: HAWES SETH						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2016	2016	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	100	2026	2025		100	800	

TOTAL OB/XF														9,000			
482 SW LEATHER CT, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/10/2025
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W31 S18 W13 S28 E13 S8 FOP= S6 E15 N6 W15 E15 S2 E16 N56 S.													

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	100					4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	100					4.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	32,000							