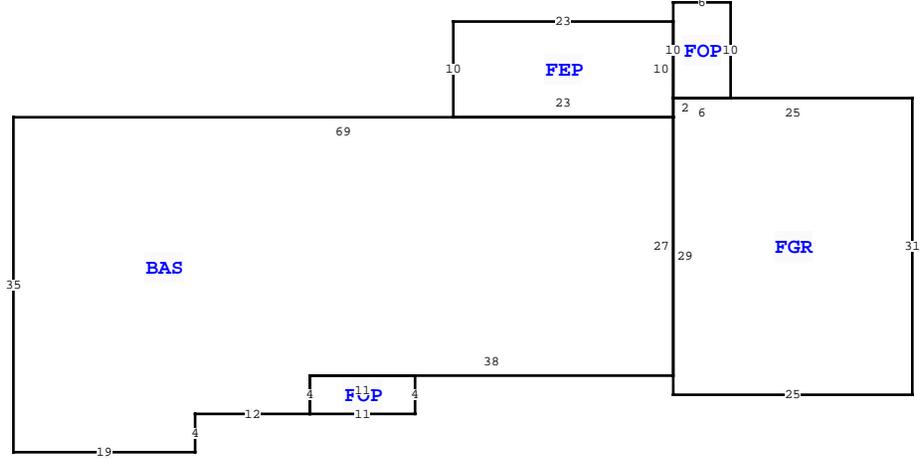


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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										
			Heated Area: 2063				HX Base Yr 2021					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100		2,063	193,929
FEP	230	80		184	17,297
FGR	775	55		426	40,045
FOP	44	30		13	1,222
FOP	60	30		18	1,692
TOTALS	3,172			2,704	254,186

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC		16416.020 1.00/	
428 SW SLASH LN, LAKE CITY			
BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	254,186			
TOTAL MARKET OB/XF VALUE	33,189			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	322,375			
SOH/AGL Deduction	81,064			
ASSESSED VALUE	241,311			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	189,900			
TOTAL JUST VALUE	322,375			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	322,107			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042481	Remodel	13,000	08/04/2021
33946	POOL	220	04/11/2016
32752	REMODEL	115	03/09/2015
31894	MAINT/ALTR	200	04/16/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1461	7/24/2025	LE	U	I	14	100
GRANTOR: BANNER WILLIAM LESTER						
GRANTEE: BANNER WILLIAM LEST						
1415/2547	7/22/2020	WD	Q	I	01	282,000
GRANTOR: JEAN-MARC D & LESLEY						
GRANTEE: WILLIAM LESTER JR &						

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	1.00	UT 0.00	100	0	0	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT 70.00	100	2016	2016	3	82	29,389	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00	100	2019	2019	3	100	2,000	
TOTAL OB/XF 33,189															

BUILDING NOTES														
FGR= W25 FOP= N10 E6 S10 W6\$ S2 FEP= N10 W23 S10 E23 \$ BAS= W69 S35 E19 N4 E12 FOP= E11 N4 W11 S4\$ N4 E38 N27\$S29 E25 N31\$.														

LAND DESCRIPTION															TOTAL OB/XF 33,189									
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							