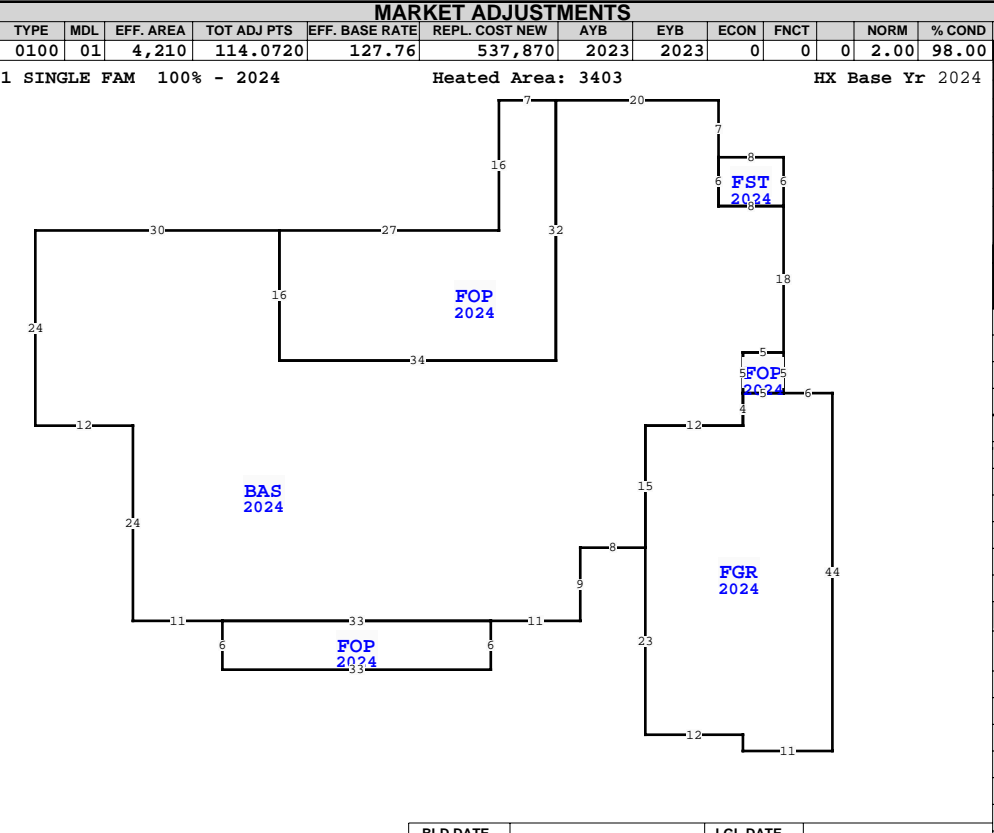


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	100	
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	18517.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,403	100	2024	3,403	426,072
FGR	940	55	2024	517	64,731
FOP	25	30	2024	8	1,002
FOP	198	30	2024	59	7,387
FOP	656	30	2024	197	24,666
FST	48	55	2024	26	3,256
TOTALS	5,270			4,210	527,113



**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% - 2024		127.76	537,870	2023	2023	0	0	2.00	98.00

**COLUMBIA COUNTY PROPERTY VALUATION SUMMARY**

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		527,113
TOTAL MARKET OB/XF VALUE		51,122
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		718,235
SOH/AGL Deduction		0
ASSESSED VALUE		718,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		666,824
TOTAL JUST VALUE		718,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		724,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044793	Swimming Pool and	104,820	06/24/2022
000043946	New Residential C	200,000	03/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1550	1/19/2021	WD Q	Q	V	01	71,000
GRANTOR: GLENN JEFFERY CHARLES						
GRANTEE: DALTON WILLIAM						
1406/1167	2/19/2020	WD Q	Q	V	01	60,000
GRANTOR: DARREN & SILJA KNOLL						
GRANTEE: JEFFERY CHARLES & M						

EXTRA FEATURES		512 SW UPSTAGE GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0280	POOL R/CON	70.00
2	0166	CONC, PAVMT	3.00
3	0190	FPLC PF	1,200.00

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	0280	POOL R/CON	0	100	0	696.00	UT	70.00	70.00	100	2024	2023		97	47,258	
2	0166	CONC, PAVMT	0	100	0	888.00	UT	3.00	3.00	100	2024	2023		100	2,664	
3	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

BUILDING NOTES	
BLD DATE: 05/14/2024 MLU	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,10] S24 E12 S24 E11 E33 E11 N9 E8 N15 E12 N4 N5 E5 N18 W8 N6 N7 W20 S32 W34 N16 W30 \$	
FGR=[YR=2024;ORIG=145,34] S15 S23 E12 S2 E11 N44 W6 W5 S4 W12 \$	
FOP=[YR=2024;ORIG=100,10] S16 E34 N32 W7 S16 W27 \$	
FOP=[YR=2024;ORIG=93,58] S6 E33 N6 W33 \$	
FST=[YR=2024;ORIG=154,1] S6 E8 N6 W8 \$	
FOP=[YR=2024;ORIG=157,25] S5 E5 N5 W5 \$	

LAND DESCRIPTION		TOTAL OB/XF 51,122																						
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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							