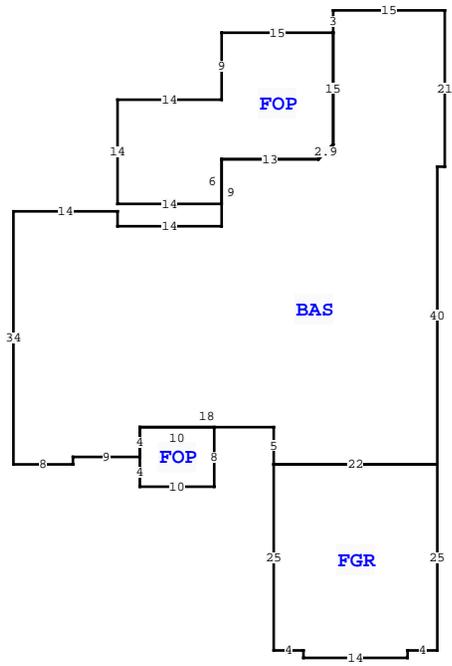




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	13	LAM/VNLPK	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architactual	05	CONV	100		
Units		0	100		
Condition Adj	04	04	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
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	2,317	100		2,317	322,069
FGR	564	55		310	43,091
FOP	80	30		24	3,336
FOP	449	30		135	18,765
TOTALS	3,410			2,786	387,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,786	133.9954	152.75	425,562	2019	2019	0	0	0	91.00
1 SINGLE FAM 100% - 2021 Heated Area: 2317 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		387,261	
TOTAL MARKET OB/XF VALUE		26,172	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		468,433	
SOH/AGL Deduction		107,871	
ASSESSED VALUE		360,562	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		304,151	
TOTAL JUST VALUE		468,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053571	Generator		07/14/2025
37953	POOL ENCL	144	04/04/2019
37589	POOL	375	01/03/2019
37149	SFR	1,228	08/28/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2569	9/02/2020	WD Q	Q	I	01	425,000
GRANTOR: RUSSELL L ROBINSON &						
GRANTEE: EDWARD A & TINA M B						
1362/2099	6/19/2018	WD Q	Q	V	01	24,900
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: RUSSELL L ROBINSON						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/14/2024	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	0166	CONC, PAVMT	0	100	0	0	828.00	UT	2.25	2.25	100	2019	2019	3	100	1,863	
2	0280	POOL R/CON	0	100	0	0	270.00	UT	70.00	70.00	100	2019	2019	3	89	16,821	
3	0282	POOL ENCL	0	100	0	0	768.00	UT	15.00	15.00	100	2019	2019	3	65	7,488	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 S3 FOP= W15 S9 W14 S14 E14 N6 E13 R2 U2 N15 S S15 D2 L2 W13 S9 W14 N2 W14 S34 E8 N1 E9 FOP= S4 E10 N8 W10 S4S N4 E18 S5 FGR= S25 E4 S1 E14 N1 E4 N25 W22S E22 N40 E1 N21S.	

LAND DESCRIPTION		TOTAL OB/XF															26,172							
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	55,000.00	55,000.00	55,000							