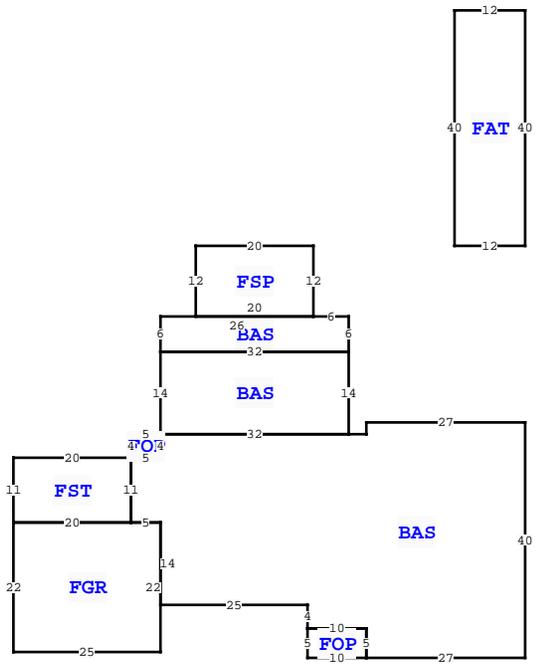


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	192	100	
BAS	448	100	
BAS	2,190	100	
FAT	480	20	
FGR	550	55	
FOP	20	30	
FOP	50	30	
FSP	240	40	
FST	220	55	
TOTALS	4,390		

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%	- 2022		443,440	1978	1978	0	0	35.00	65.00
Heated Area: 2830 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			288,236
TOTAL MARKET OB/XF VALUE			12,976
TOTAL LAND VALUE - MARKET			37,000
TOTAL MARKET VALUE			338,212
SOH/AGL Deduction			54,749
ASSESSED VALUE			283,463
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			182,052
TOTAL JUST VALUE			338,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042901	Roof Replacement	22,000	10/06/2021
000042720	Roof Replacement	27,000	09/10/2021
10396	ADDN SFR	115	11/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/2631	7/30/2021	WD Q	Q	I	01	280,000
GRANTOR: HUNTER GLENN J & LAUR						
GRANTEE: ADAMS JOHNNY						
0574/0508	9/01/1985	WD Q	Q	I		79,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		283 SW VENTURA LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0190	FPLC PF	0 100
3	0020	BARN, FR	0 100
4	0261	PRCH, UOP	16 50
5	0251	LEAN TO W/	16 50
6	0251	LEAN TO W/	12 24
7	0258	PATIO	0 0

TOTAL OB/XF												12,976				
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	0.00	100	1993	1993	3	100	2,400	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0020	BARN, FR	0 100	24	40	960.00	UT	5.00	5.00	100	2012	2012	3	100	4,800	
4	0261	PRCH, UOP	0 100	16	50	800.00	UT	2.00	2.00	100	2012	2012	3	100	1,600	
5	0251	LEAN TO W/	0 100	16	50	800.00	UT	2.00	2.00	100	2012	2012	3	100	1,600	
6	0251	LEAN TO W/	0 100	12	24	288.00	UT	2.00	2.00	100	2012	2012	3	100	576	
7	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
INC DATE	
04/21/2023 MLU	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W27 S2 W3 W32 S4 W5 S11 E5 S14 E25 S4 E10 S5 E27 N40 \$	
FGR=[ORIG=-67,17] W20 S22 E25 N22 W5 \$	
FAT=[ORIG=0,-30] N40 W12 S40 E12 \$	
BAS=[ORIG=-30,2] N14 W32 S14 E32 \$	
FSP=[ORIG=-36,-18] N12 W20 S12 E20 \$	
FST=[ORIG=-67,6] W20 S11 E20 N11 \$	
BAS=[ORIG=-30,-12] N6 W6 W26 S6 E32 \$	
POP=[ORIG=-37,35] S5 E10 N5 W10 \$	
POP=[ORIG=-62,2] W5 S4 E5 N4 \$	

LAND DESCRIPTION		TOTAL OB/XF 12,976																						
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	18,500.00	18,500.00	18,500							
2	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							