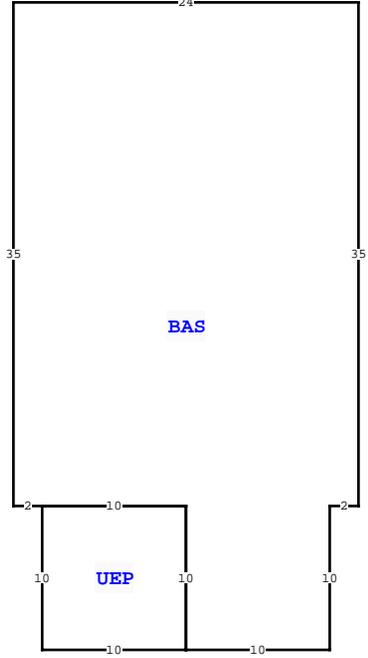




ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	09	PINE WOOD	100		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		2	100		
Bathrooms		0	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM		MKT AREA	07		
NEIGHBORHOOD/LOC	20317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100		940	38,621
UEP	100	60		60	2,465
TOTALS	1,040			1,000	41,086

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%	2019	63.21	63,210	1940	1940	0	0	35.00	65.00
Heated Area: 940 HX Base Yr 2019											



309 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			41,086
TOTAL MARKET OB/XF VALUE			850
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			51,936
SOH/AGL Deduction			13,919
ASSESSED VALUE			38,017
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			13,017
TOTAL JUST VALUE			51,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			51,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/1503	12/18/2018	QC	U	I	11	100
GRANTOR: KENNETH U PARROTT						
GRANTEE: MICHAEL EDMONDS						
1184/1277	11/20/2009	QC	U	I	14	0
GRANTOR: KENNETH U PARROTT (LI						
GRANTEE: MICHAEL EDMONDS (REM						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S35 E2 UEP= S10 E10 N10 W10\$ E10 S10 E10 N10 E2 N35\$.	

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	0294	SHED WOOD/	0	100	10	10		7.50	100	1993	1993	3	100	750	
2	0169	FENCE/WOOD	0	100	0	0		0.00	100	2011	2011	3	100	100	

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	DPHT 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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							