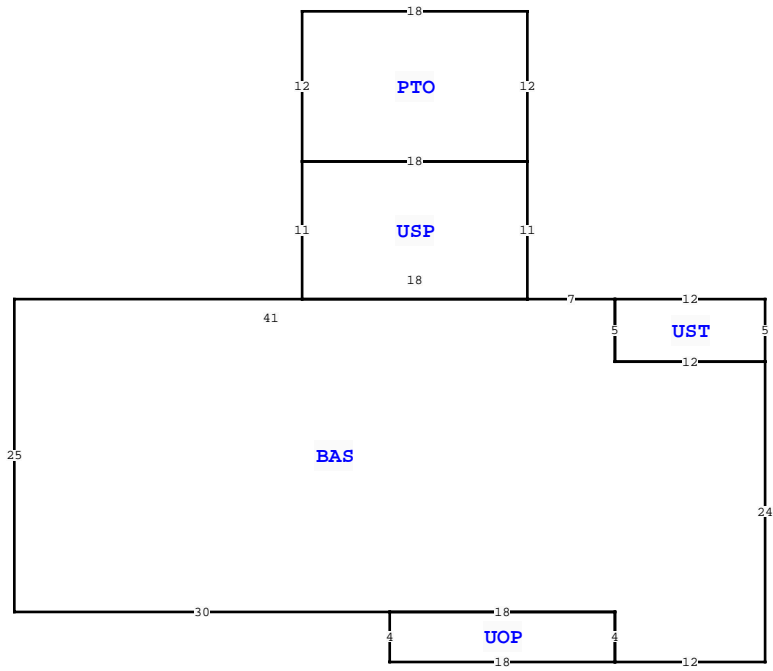


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 01
NEIGHBORHOOD/LOC	20416.010	1.00/

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%	- 1996									Heated Area: 1488	HX Base Yr 1996



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	115,503
PTO	216	5		11	854
UOP	72	20		14	1,087
USP	198	35		69	5,356
UST	60	45		27	2,096
<b>TOTALS</b>	<b>2,034</b>			<b>1,609</b>	<b>124,896</b>

4613 SW COUNTY ROAD 242 , LAKE CITY	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0060	CARPORT F	0	100	15	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0296	SHED METAL	0	100	10	16	160.00	UT	7.00	7.00	100	2006	2006	3	100	1,120	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

TOTAL OB/XF 4,420

LAND DESCRIPTION																								
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	1105.00	150.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			124,896
TOTAL MARKET OB/XF VALUE			4,420
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			152,716
SOH/AGL Deduction			75,707
ASSESSED VALUE			77,009
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			25,598
TOTAL JUST VALUE			152,716
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,716

LAND:1:1: 0.36 AC.			
SALE:1:1: LOT 1 BLK 3 SHADY OAKS ACRES UNIT II			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0774/0703	4/30/1993	WD	Q	I		40,000
GRANTOR: FRED MELTON						
GRANTEE: ALBERT MASCARELLI						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= N24 UST= N5 W12 S5 E12\$W12N5 W7 USP= W18 N11 E18 PTO= N12 W18 S12 E18\$ S11\$ W41 S25 E30 UOP= S4 E18 N4 W18\$ E18 S4 E12\$.													