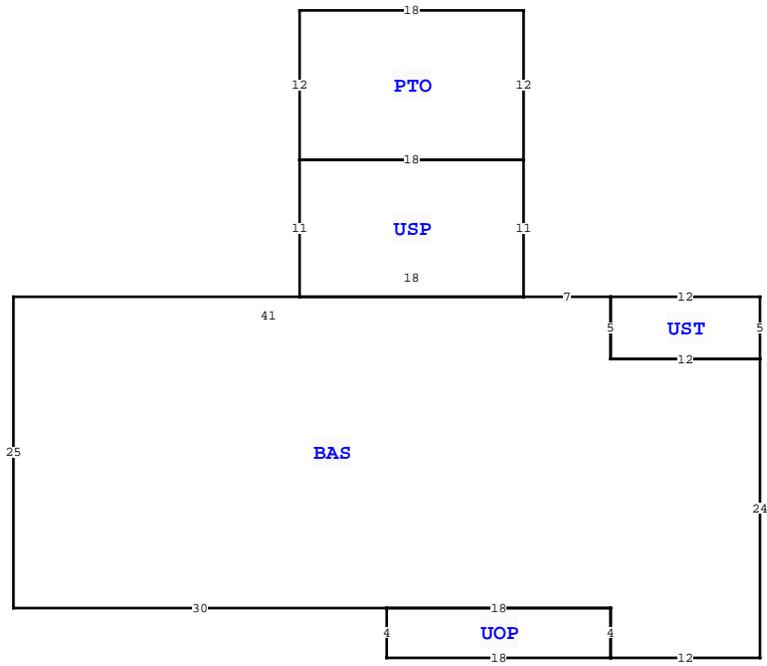


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	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

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



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		20416.010 1.00/			
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>

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
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			

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

EXTRA FEATURES		4613 SW COUNTY ROAD 242 , LAKE CITY		BLD DATE	INC DATE	LGL DATE	AG DATE	04/08/2025	MLU							
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			0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0			1,200.00	100	1993	1993	3	100	1,200	
3	0060	CARPORT F	0	100	15	20			0.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	100	0	0			0.00	100	2006	2006	3	100	100	
5	0296	SHED METAL	0	100	10	16			7.00	100	2006	2006	3	100	1,120	
6	0169	FENCE/WOOD	0	100	0	0			0.00	100	2014	2014	3	100	500	

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							

TOTAL OB/XF																	4,420						