



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|--------------------|--------------|---------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 15 | HARDTILE | 90 |
| Interior Floo | 14 | CARPET | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1 | 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 | 02 |
| NEIGHBORHOOD/LOC | 20417.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,536 | 100 | |
| TOTALS | 1,536 | | 1,536 126,307 |

| 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% | - 2017 | | Heated Area: 1536 | | | | | HX Base Yr | 2017 | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div> | | | | | | | | | | | | | |
| BLD DATE: 05/08/2026 MLU XF DATE: _____ INC DATE: _____ | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 126,307 | |
| TOTAL MARKET OB/XF VALUE | | | 12,732 | |
| TOTAL LAND VALUE - MARKET | | | 18,720 | |
| TOTAL MARKET VALUE | | | 157,759 | |
| SOH/AGL Deduction | | | 45,265 | |
| ASSESSED VALUE | | | 112,494 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 61,083 | |
| TOTAL JUST VALUE | | | 157,759 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 153,599 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1321/0356 | 8/26/2016 | WD | Q | I | 01 | 114,500 |
| GRANTOR: SHANE T MILTON | | | | | | |
| GRANTEE: ROBERT D WHITE JR | | | | | | |
| 1073/0352 | 10/12/2005 | WD | Q | I | | 125,500 |
| GRANTOR: DANIEL D UPHAUS | | | | | | |
| GRANTEE: SHANE T MILTON | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | 1181 SW TUSTENUGGEE AVE, LAKE CITY | | | |
|--------------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-----------|---------|-------------|------------------------------------|--------|-----------------|-------|
| 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 20 | 46 | 920.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 2,070 | |
| 3 | 0080 | DECKING | 0 | 100 | 12 | 16 | 192.00 | UT | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 100 | 1,248 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 12 | 20 | 240.00 | UT | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 100 | 2,400 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 50 | |
| 6 | 0080 | DECKING | 0 | 100 | 10 | 10 | 100.00 | UT | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 100 | 650 | |
| 7 | 0260 | PAVEMENT-A | 0 | 100 | 23 | 48 | 2,472.00 | UT | 1.30 | 1.30 | 100 | 2009 | 2009 | 3 | 100 | 3,214 | |
| 8 | 0060 | CARPORT F | 0 | 100 | 20 | 30 | 600.00 | UT | 3.50 | 3.50 | 100 | 2017 | 2017 | 3 | 100 | 2,100 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | | 12,732 | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W48 S32 E48 N32\$. | | | | | | | | | | | | | |

| 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 | 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 | | A-1 | 0.00 | 0.00 | 1.04 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,720 | | | | | | | |