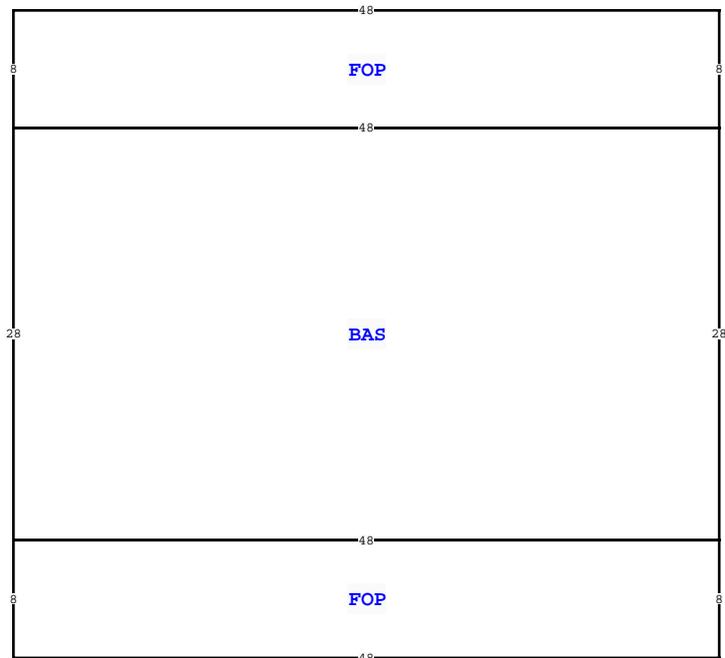




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
FOP	384	30	
FOP	384	30	
TOTALS	2,112		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,574	116.6220	130.62	205,596	2003	2003	0	0	22.00	78.00		
2 SINGLE FAM 100% - 2004 Heated Area: 1344 HX Base Yr 2004													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,365
TOTAL MARKET OB/XF VALUE			42,295
TOTAL LAND VALUE - MARKET			97,850
TOTAL MARKET VALUE			214,764
SOH/AGL Deduction			51,925
ASSESSED VALUE			162,839
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			111,428
TOTAL JUST VALUE			300,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,566
SALE:1:1: 10.30 ACRES			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051093	Roof Replacement	45,713	10/15/2024
19816	SFR	256	08/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/0559	6/21/2002	WD	Q	V		40,000
GRANTOR: KATHERINE MORSE SELCH						
GRANTEE: KURT MALPHURS						
0939/0075	10/31/2001	QC	Q	V	01	100
GRANTOR: D MCKEE AS PR OF A SE						
GRANTEE: KATHARINE L MORSE (						

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	0169	FENCE/WOOD	0	100	0	1.00	UT	5,000.00	5,000.00	50	2003	2003	3	50	2,500	
2	0020	BARN,FR	0	100	38	98	UT	10.00	10.00	100	2012	2012	3	100	37,240	
3	0251	LEAN TO W/	0	100	18	25	UT	3.50	3.50	100	2012	2012	3	100	1,575	
4	0251	LEAN TO W/	0	100	14	20	UT	3.50	3.50	100	2012	2012	3	100	980	

TOTAL OB/XF										42,295														
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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.30	AC		1.00	1.00	1.00	280.00	280.00	2,604							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.30	AC		1.00	1.00	1.00	9,500.00	9,500.00	88,350							

LAND DESCRIPTION																								
6797 SW TUSTENUGGEE AVE, LAKE CITY																								
BLD DATE: [ ] LGL DATE: [ ]																								
XF DATE: [ ] LAND DATE: [ ] 04/07/2025 MLU																								
INC DATE: [ ] AG DATE: [ ]																								