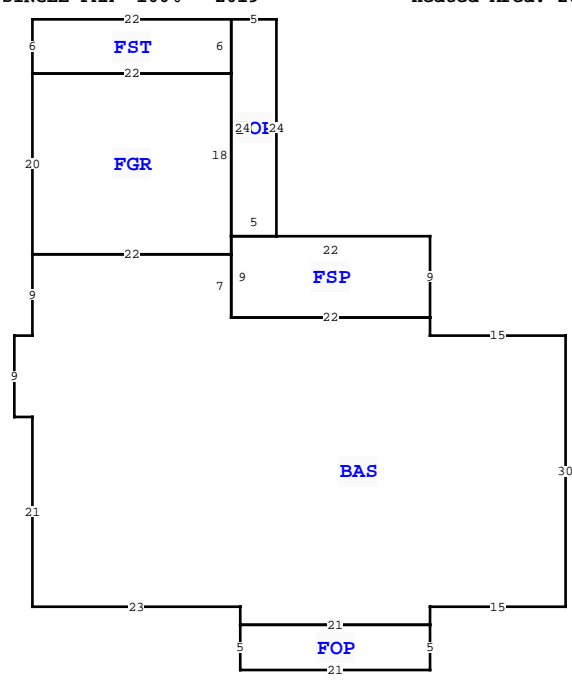




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	21416.010 1.00/
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072 100 2,072 206,274
FGR	440 55 242 24,092
FOP	105 30 32 3,186
FOP	120 30 36 3,584
FSP	198 40 79 7,865
FST	132 55 73 7,267
TOTALS	3,067 2,534 252,268

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,534	128.8210	144.28	365,606	1994	1994	0	0	31.00	69.00	
1 SINGLE FAM 100% - 2019 Heated Area: 2072 HX Base Yr 2019												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	252,268	
TOTAL MARKET OB/XF VALUE	20,694	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	307,962	
SOH/AGL Deduction	76,986	
ASSESSED VALUE	230,976	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	179,565	
TOTAL JUST VALUE	307,962	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	311,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045426	Roof Replacement	26,165	09/13/2022
21236	POOL	90	11/04/2003
21105	GARAGE	94	08/25/2003
7565	SFR	45,000	09/08/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1251	1/26/2018	WD Q	Q	I	01	233,000
GRANTOR: ERIC & KAREN MCDANIEL						
GRANTEE: GABRIEL GONZALEZ						
1284/0669	11/06/2014	WD Q	Q	I	01	182,000
GRANTOR: JERRY PATRICK & ANITA						
GRANTEE: ERIC & KAREN MCDANI						

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	1,960.00	UT	1.50	1.50	100	0	0	3	100	2,940	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	0280	POOL R/CON	0	100	10	15	150.00	UT	70.00	70.00	100	2003	2003	3	40	4,200	
4	0166	CONC, PAVMT	0	100	0	0	1,228.00	UT	2.00	2.00	100	2003	2003	3	100	2,456	
5	0120	CLFENCE 4	0	100	0	0	300.00	UT	7.50	7.50	100	2007	2007	3	100	2,250	
6	0282	POOL ENCL	0	100	14	22	308.00	UT	15.00	15.00	100	2007	2007	3	40	1,848	
7	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	5,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

BUILDING NOTES		
340 SW SHORT LEAF DR, LAKE CITY		
BLD DATE		
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		
04/14/2026 MLU		

BUILDING DIMENSIONS		
BAS= W15 N2 FSP= N9 W22 S9 E22\$ W22 N7 FGR= N2 FOP= E5 N24 W5 S24\$ N18 FST= N6 W22 S6 E22\$ W22 S20 E22\$W22 S9 W2 S9 E2 S21 E23 S2 FOP= S5 E21 N5 W21\$ E21 N2 E15 N30\$.		

LAND DESCRIPTION																								
TOTAL OB/XF 20,694																								
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							