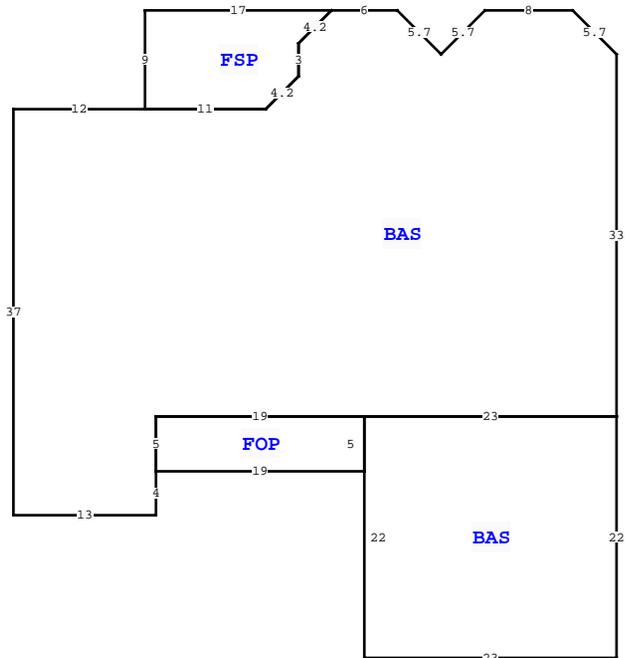


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	21416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	506	100		506	48,497
BAS	1,894	100		1,894	181,528
FOP	95	30		28	2,684
FSP	126	40		50	4,793
TOTALS	2,621			2,478	237,501

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% - 2023									
Heated Area: 2400										HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	237,501			
TOTAL MARKET OB/XF VALUE	9,026			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	281,527			
SOH/AGL Deduction	10,930			
ASSESSED VALUE	270,597			
TOTAL EXEMPTION VALUE	HX HB 13 270,597			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	281,527			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	284,652			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043579	Roof Replacement	14,185	01/24/2022
18338	SFR	330	05/31/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/761	10/08/2025	LE	U	I	14	100
GRANTOR: STENSON DALE C (ENH L)						
GRANTEE: STENSON DALE AND KA						
0928/0195	5/30/2001	WD	Q	V		17,000
GRANTOR: DDP CORP						
GRANTEE: DALE STENSON						

EXTRA FEATURES		308 SW ROYAL CT, 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	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	2001	2001	3	100	2,178	
2	0210	GARAGE U	0	100	14	24	UT	18.00	18.00	100	2007	2007	3	100	6,048	
3	0296	SHED METAL	0	100	0	0	UT	800.00	800.00	100	2025	2024		100	800	

TOTAL OB/XF										9,026						

LAND DESCRIPTION										TOTAL OB/XF										9,026						
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000									