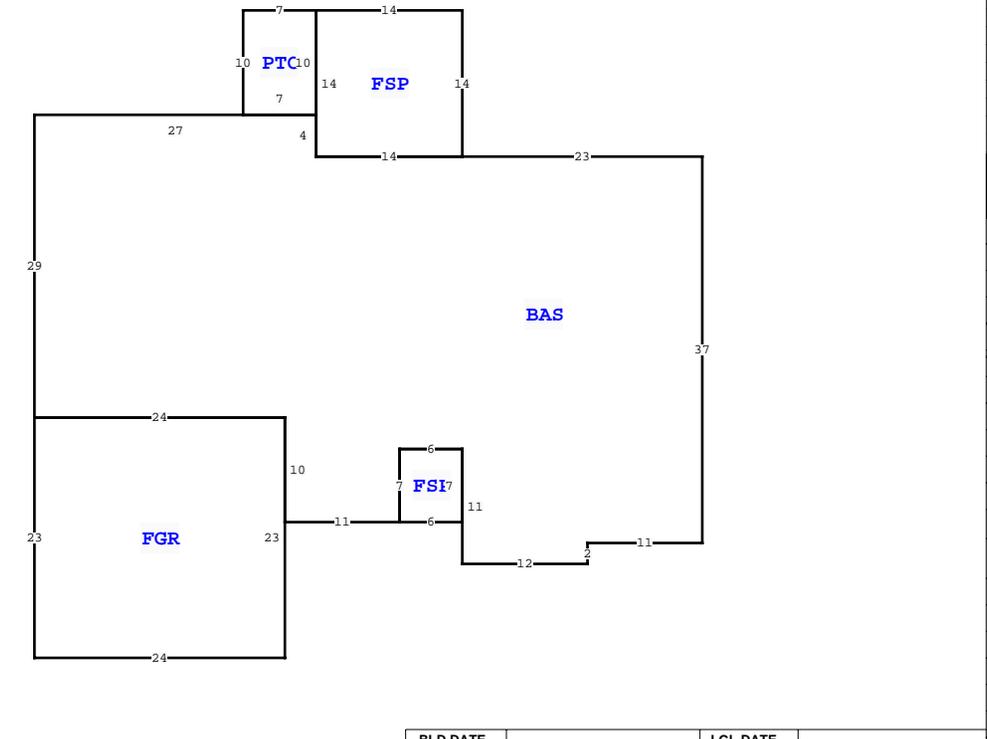


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,539	124.8324	139.81	354,978	2006	2006	0	0	19.00	81.00



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
07 07	0100	SINGLE FAMILY	21416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100		2,136	241,894
FGR	552	55		304	34,427
FSP	42	40		17	1,925
FSP	196	40		78	8,833
PTO	70	5		4	453
TOTALS	2,996			2,539	287,532

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		287,532	
TOTAL MARKET OB/XF VALUE		28,449	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		350,981	
SOH/AGL Deduction		100,083	
ASSESSED VALUE		250,898	
TOTAL EXEMPTION VALUE	HX HB 13	250,898	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		350,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,659	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049200	Roof Replacement	28,600	02/12/2024
24870	POOL	215	08/15/2006
23537	SFR	623	08/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2232	2/06/2025	WD	U	I	11	100
GRANTOR: CARR HARRY THOMAS						
GRANTEE: CARR HARRY THOMAS						
1512/1199	4/14/2024	QC	U	I	11	100
GRANTOR: CARR HARRY T						
GRANTEE: CARR HARRY THOMAS						

EXTRA FEATURES		285 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,988.00	UT	2.50	100	2006	2006	3	100	4,970	
3	0280	POOL R/CON	0	100	0	0	537.00	UT	70.00	100	2006	2006	3	51	19,171	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	2,308	

TOTAL OB/XF		28,449	
BLD DATE		LGL DATE	04/14/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 FSP= N14 W14 S14 E14\$ W14 N4 PTO= N10 W7 S10 E7\$ W27 S29 FGR= S23 E24 N23 W24\$ E24 S10 E11 FSP= E6 N7 W6 S7\$ N7 E6 S11 E12 N2 E11 N37\$.	

LAND DESCRIPTION		TOTAL OB/XF		28,449																				
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							