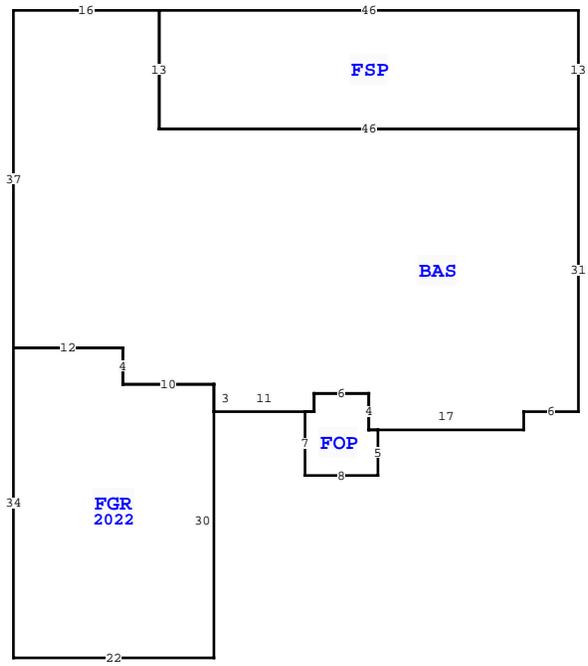


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	21416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,038	100	
FGR	708	55	2022
FOP	66	30	
FSP	598	40	
TOTALS	3,410		

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%	- 2022								
Heated Area: 2038						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		354,913	
TOTAL MARKET OB/XF VALUE		113,149	
TOTAL LAND VALUE - MARKET		43,750	
TOTAL MARKET VALUE		511,812	
SOH/AGL Deduction		236,422	
ASSESSED VALUE		275,390	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		223,979	
TOTAL JUST VALUE		511,812	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		509,561	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046164	Solar Power Syste	35,483	12/22/2022
000045846	Swimming Pool and	70,000	11/03/2022
000040287	New Residential C	300,000	08/18/2021
000042283	Storage Building	40,000	07/09/2021
40287	SFR	0	08/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2094	5/15/2023	WD	U	I	11	100
GRANTOR: GOODRUM JOHN L						
GRANTEE: GOODRUM JOHN L LIVI						
1481/2294	12/22/2022	WD	U	I	11	100
GRANTOR: GOODRUM JOHN L						
GRANTEE: GOODRUM JOHN L						

EXTRA FEATURES		289 SW GRANITE CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0031	BARN, MT AE	0 100
3	0166	CONC, PAVMT	0 100
4	0296	SHED METAL	0 100
5	0280	POOL R/CON	0 100
6	0166	CONC, PAVMT	0 100
7	0169	FENCE/WOOD	0 100

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	1,280.00	UT	5.00	5.00	100	2022	2021		100	6,400	
2	0031	BARN, MT AE	0 100	40	50	2,000.00	UT	30.00	30.00	100	2023	2022		100	60,000	
3	0166	CONC, PAVMT	0 100	18	18	324.00	UT	5.00	5.00	100	2023	2022		100	1,620	
4	0296	SHED METAL	0 100	0	0	1.00	UT	6,500.00	6,500.00	100	2023	2022		100	6,500	
5	0280	POOL R/CON	0 100	15	34	510.00	UT	70.00	70.00	100	2024	2023		97	34,629	
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
TOTAL OB/XF 113,149																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=70,10] W46 N13 W16 S37 E12 S4 E10 S3 E11 N2 E6 S4 E17 N2 E6 N31 \$	
FGR=[YR=2022;ORIG=30,38] W10 N4 W12 S34 E22 N30 \$	
FSP=[ORIG=24,-3] E46 S13 W46 N13 \$	
FOP=[ORIG=47,39] W6 S2 W1 S7 E8 N5 W1 N4 \$	

LAND DESCRIPTION		TOTAL OB/XF 113,149																						
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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		PRD	0.00	0.00	0.25	LT		1.00	1.00	1.00	35,000.00	35,000.00	8,750							