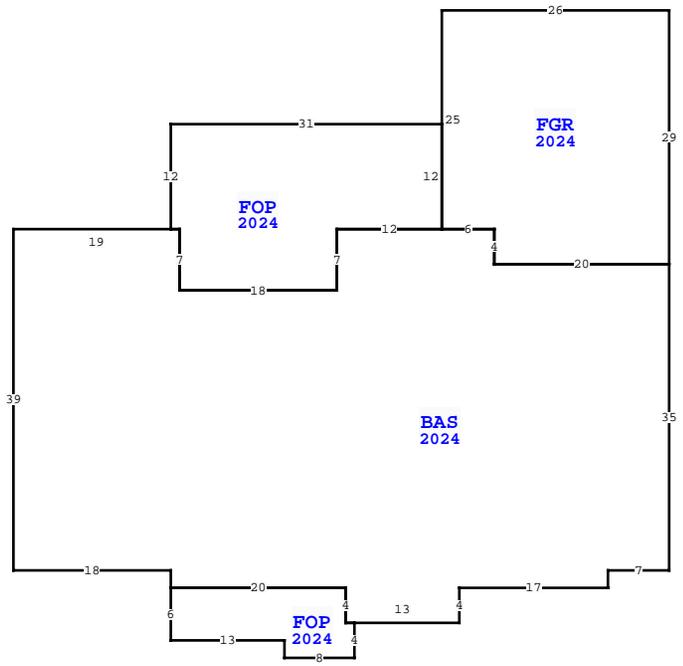


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		
1	SINGLE FAM	100%	- 2024									Heated Area: 2871	HX Base Yr 2024



Quality	06	06			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,871	100	2024	2,871	365,878
FGR	730	55	2024	402	51,230
FOP	138	30	2024	41	5,225
FOP	498	30	2024	149	18,988
TOTALS	4,237			3,463	441,322

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		441,322		
TOTAL MARKET OB/XF VALUE		27,760		
TOTAL LAND VALUE - MARKET		61,250		
TOTAL MARKET VALUE		530,332		
SOH/AGL Deduction		42,003		
ASSESSED VALUE		488,329		
TOTAL EXEMPTION VALUE	HX HB VX	56,411		
BASE TAXABLE VALUE		431,918		
TOTAL JUST VALUE		530,332		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		527,019		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047458	Solar Power Syste	43,676	06/14/2023
000043182	New Residential C	404,000	11/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0033	10/14/2020	WD	Q	V	05	37,000
GRANTOR: DAVID F & LINDA WINGA						
GRANTEE: ROBERT M & KIMBERLY						
1165/0915	12/26/2008	WD	Q	V		136,000
GRANTOR: SLATE DEVELOPEMENT LL						
GRANTEE: DAVID F & LINDA WIN						

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	0030	BARN,MT	0	100	30	50	UT	15.00	15.00	100	2023	2022		100	22,500	
2	0166	CONC,PAVMT	0	100	0	0	UT	3.00	3.00	100	2024	2023		100	2,760	
3	0169	FENCE/WOOD	0	100	0	0	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

305 SW GRANITE CT, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/03/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=10,-15] W19 S39 E18 S2 E20 S4 E13 N4 E17 N2 E7 N35 W20 N4 W6 W12 S7 W18 N7 \$													
FGR=[YR=2024;ORIG=66,-40] W26 S25 E6 S4 E20 N29 \$													
FOP=[YR=2024;ORIG=40,-27] W31 S12 E1 S7 E18 N7 E12 N12 \$													
FOP=[YR=2024;ORIG=29,26] W20 S6 E13 S2 E8 N4 W1 N4 \$													

LAND DESCRIPTION														TOTAL OB/XF 27,760										
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	0.75	LT		1.00	1.00	1.00	35,000.00	35,000.00	26,250							