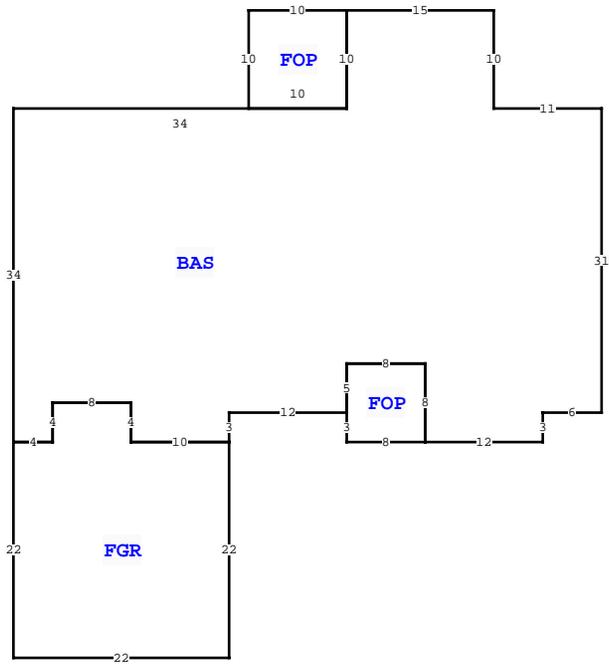




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	12	HARDWOOD	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	255,051
FGR	516	55		284	35,507
FOP	64	30		19	2,375
FOP	100	30		30	3,751
TOTALS	2,720			2,373	296,684

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,373	120.5204	137.39	326,026	2016	2016	0	0	9.00	91.00	
1 SINGLE FAM 100% - 2022 Heated Area: 2040 HX Base Yr 2018												



304 SW GRANITE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	1,872.00	UT	2.00	2.00	100	2016	2016	3	100	3,744	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			296,684	
TOTAL MARKET OB/XF VALUE			6,744	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			338,428	
SOH/AGL Deduction			41,882	
ASSESSED VALUE			296,546	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			245,135	
TOTAL JUST VALUE			338,428	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			336,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33872	SFR	718	03/21/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1848	1/08/2021	WD	U	I	11	0
GRANTOR: WARD KAYBRI						
GRANTEE: WARD KAYBRI						
1329/0107	1/11/2017	WD	Q	I	01	233,200
GRANTOR: GATEWAY DEVELOPMENT L						
GRANTEE: KAYBRI WARD & JOSHU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W11 N10 W15 FOP= W10 S10 E10 N10\$ S10 W34 S34 FGR= S22 E22 N22 W10 N4 W8 S4 W4\$ E4 N4 E8 S4 E10 N3 E12 FOP= S3 E8 N8 W8 S5\$ N5 E8 S8 E12 N3 E6 N31\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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								