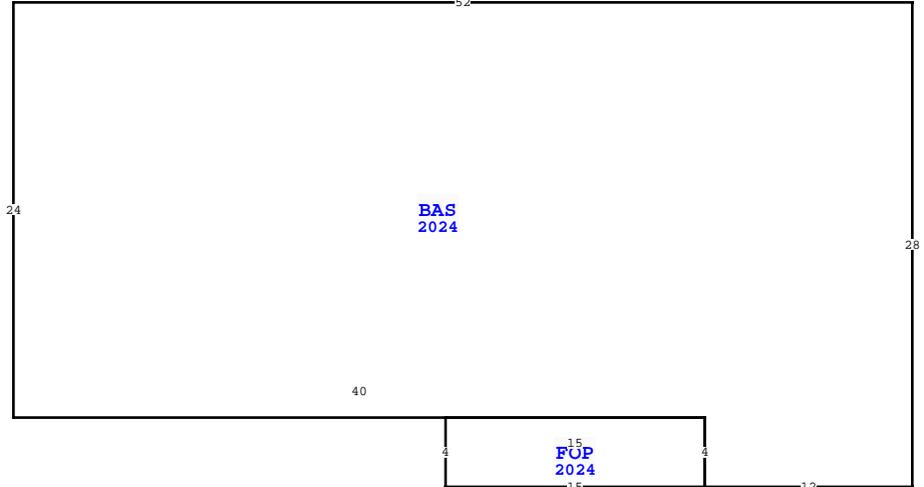


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	0	0	100
Units	0	0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2024
FOP	60	30	2024
TOTALS	1,356		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025		184,170	1990	2023	0	0	2.45	97.55
			Heated Area: 1296			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			179,658
TOTAL MARKET OB/XF VALUE			940
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			195,598
SOH/AGL Deduction			0
ASSESSED VALUE			195,598
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			195,598
TOTAL JUST VALUE			195,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,845

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1506/2701	1/22/2024	WD Q	I	01	245,000
GRANTOR: RUFFO JEFFERY					
GRANTEE: SEALOR GARRETT					
1435/979	4/16/2021	WD Q	I	01	28,000
GRANTOR: OLIVER ANDREW					
GRANTEE: RUFFO JEFFERY					

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.40
2	0258	PATIO	0.00
TOTALS		1,356	1,314

TOTAL OB/XF															
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	0 10 60	600.00	UT	1.40	1.40	100	0	0 3	100		840	
2	0258	PATIO	0	0 0 0	1.00	UT	0.00	0.00	100	0	0 3	100		100	
TOTALS												940			

BUILDING NOTES					
278 SW THOMPkins LOOP, LAKE CITY					
BLD DATE					
XF DATE					
INC DATE					
LGL DATE					
LAND DATE					
AG DATE					
05/14/2024 MLU					

BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=100,41] W12 N4 W40 N24 E52 S28 \$					
FOP=[YR=2024;ORIG=88,41] W15 N4 E15 S4 \$					

LAND DESCRIPTION																								
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	0700	C	MISC RES	0		A-1	150.00	200.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							