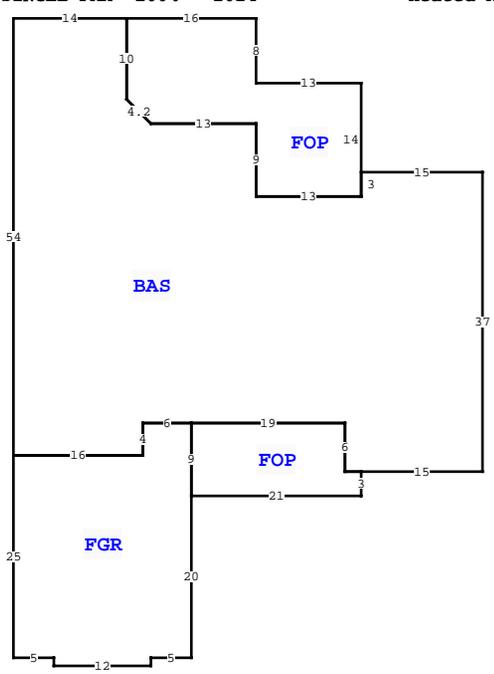


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	22316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,292	100	
FGR	586	55	
FOP	177	30	
FOP	386	30	
TOTALS	3,441		

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	138.87	386,475	2021	2021	0	0	4.00	96.00
Heated Area: 2292 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			371,016
TOTAL MARKET OB/XF VALUE			6,243
TOTAL LAND VALUE - MARKET			43,750
TOTAL MARKET VALUE			421,009
SOH/AGL Deduction			68,667
ASSESSED VALUE			352,342
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			300,931
TOTAL JUST VALUE			421,009
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			418,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40227	SFR	0	07/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2154	8/31/2022	WD	U	I	35	559,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: MILLS KIM						
1407/0314	3/03/2020	WD	Q	V	01	29,000
GRANTOR: MICHAEL C & STEPHANIE						
GRANTEE: BRYAN ZECHER HOMES						

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	0			3.00	100	2022	2021		100	6,243	

344 NW COUNTRY LAKE DR, LAKE CITY

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=50,10] S54 E16 N4 E6 E19 S6 E2 E15 N37 W15 S3 W13 N9 W13 U3L3 N10 W14 \$											
FGR=[ORIG=50,64] S25 E5 S1 E12 N1 E5 N20 N9 W6 S4 W16 \$											
FOP=[ORIG=64,10] S10 D3R3 E13 S9 E13 N14 W13 N8 W16 \$											
FOP=[ORIG=72,60] S9 E21 N3 W2 N6 W19 \$											

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			0.00	0.00	1.00	LT		1.00	1.00	1.25	35,000.00	43,750.00	43,750							