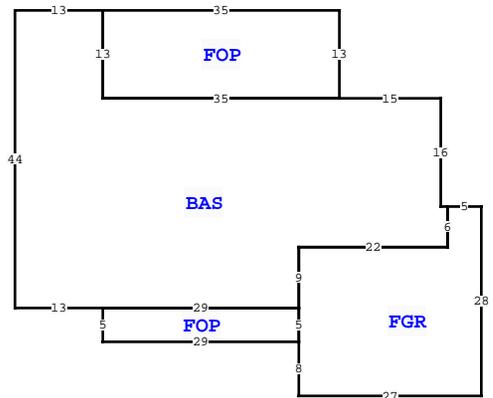
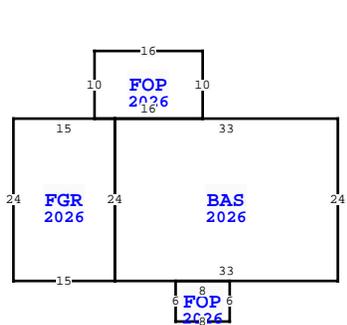


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

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: 2731			HX Base Yr 2022



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	454,133		
TOTAL MARKET OB/XF VALUE	27,877		
TOTAL LAND VALUE - MARKET	26,500		
TOTAL MARKET VALUE	508,510		
SOH/AGL Deduction	40,300		
ASSESSED VALUE	468,210		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	416,799		
TOTAL JUST VALUE	508,510		
NCON VALUE	259,875		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	382,329		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051915	New Residential C	235,000	12/20/2024
000050664	Swimming Pool and	65,920	08/26/2024
40423	SFR	0	08/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0659	6/23/2020	WD Q	Q	V	01	30,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: CHRISTOPHER & BRIDG						
1338/0610	5/17/2017	WD U	U	V	11	0
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: ALEX & BLONDINA STE						

MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	22416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100		1,939	250,587
BAS	792	100	2026	792	102,354
FGR	624	55		343	44,328
FGR	360	55	2026	198	25,589
FOP	145	30		44	5,686
FOP	455	30		136	17,576
FOP	48	30	2026	14	1,810
FOP	160	30	2026	48	6,204
TOTALS	4,523			3,514	454,133

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	0	0	1,080.00	UT	3.00	3.00	100	2022	2021	100	3,240
2	0280	POOL R/CON	0	100	11	20			220.00	UT	70.00	70.00	100	2025	2024	98	15,092
3	0166	CONC, PAVMT	0	100	0	0			400.00	UT	3.00	3.00	100	2025	2024	100	1,200
4	0169	FENCE/WOOD	0	100	0	0			190.00	UT	15.50	15.50	100	2025	2024	100	2,945
5	0104	GENERATOR	0	100	0	0			1.00	UT	6,000.00	6,000.00	100	2025	2024	90	5,400

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	
461 SW PINEHURST DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[ORIG=50,20] S44 E13 E29 N9 E22 N6 W1 N16 W15 W35 N13 W13 \$	
BAS=[YR=2026;ORIG=1,36] E33 S24 W33 N24 \$	
FGR=[ORIG=92,55] S9 S5 S8 E27 N28 W5 S6 W22 \$	
FOP=[ORIG=63,20] S13 E35 N13 W35 \$	
FOP=[ORIG=63,64] S5 E29 N5 W29 \$	
FOP=[YR=2026;ORIG=-2,26] E16 S10 W16 N10 \$	
FGR=[YR=2026;ORIG=-14,36] E15 S24 W15 N24 \$	
FOP=[YR=2026;ORIG=10,60] E8 S6 W8 N6 \$	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							