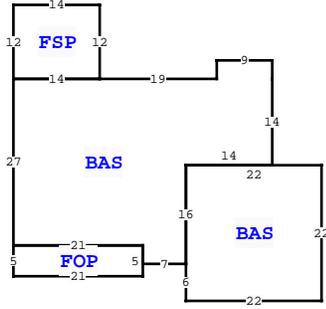
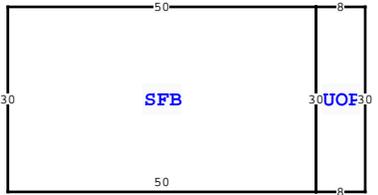
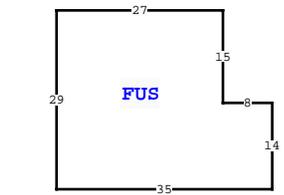


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	484	100	
BAS	1,000	100	
FOP	105	30	
FSP	168	40	
FUS	895	100	
SFB	1,500	80	
UOP	240	20	
TOTALS	4,392		

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: 3879					HX Base Yr 2024	



EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0166	CONC, PAVMT	0	100	0
2	0190	FPLC PF	0	100	0
3	0260	PAVEMENT-A	0	100	0
4	0294	SHED WOOD/	0	100	9
5	0120	CLFENCE	4	0	100

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU				
284 SE MCNAIR CT, LAKE CITY											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			304,336
TOTAL MARKET OB/XF VALUE			4,580
TOTAL LAND VALUE - MARKET			104,500
TOTAL MARKET VALUE			322,304
SOH/AGL Deduction			9,364
ASSESSED VALUE			312,940
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			256,529
TOTAL JUST VALUE			413,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043289	Roof Replacement	13,702	12/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1724	5/12/2023	QC	U	I	11	100

GRANTOR: DENOFF DONALD W
GRANTEE: BOOTH SHELLY
1323/1046 9/01/2016 WD Q I 01 238,000
GRANTOR: MARIANNE MULLEN (SING)
GRANTEE: DONALD W DENOFF (A)

BUILDING DIMENSIONS	
BAS= N3 W9 S3 W19 FSP= N12 W14 S12 E14\$ W14 S27 FOP= S5 E21 N5 W21\$ E21 S3 E7 BAS= S6E22 N22 W22 S16\$ N16 E14 N14\$ PTR=N40 FUS= N14 W8 N15 W27 S29 E35\$ S40\$ PTR=E60 UOP= E8N30 W8 SFB= W50 S30 E50 N30\$ S30\$ W60\$.	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5600	A	TIMBER 3	100					8.50	AC		1.00	1.00	1.00	281.00	281.00	2,388							
3	9910	M	MKT. VAL. AG	100					8.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	93,500							