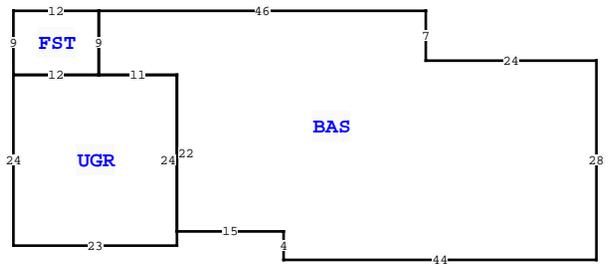
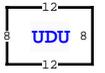
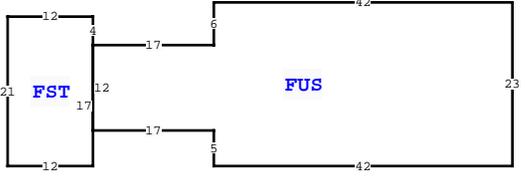


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,605	119.2409	135.93	490,028	1979	1979	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 3106 HX Base Yr														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100		1,936	171,054
FST	108	55		59	5,213
FST	252	55		139	12,281
FUS	1,170	100		1,170	103,375
UDU	96	55		53	4,683
UGR	552	45		248	21,912
<b>TOTALS</b>	<b>4,114</b>			<b>3,605</b>	<b>318,518</b>

4663 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE	LGL DATE	05/07/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1979	1979	3	40	14,336	
4	0040	BARN,POLE	0	100	0	0	3,312.00	UT	2.50	2.50	100	0	0	3	100	8,280	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

TOTAL OB/XF 29,616

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.87	AC		1.00	1.00	1.00	281.00	281.00	5,583							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.87	AC		1.00	1.00	1.00	7,000.00	7,000.00	139,090							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				318,518	
TOTAL MARKET OB/XF VALUE				29,616	
TOTAL LAND VALUE - MARKET				146,090	
TOTAL MARKET VALUE				360,717	
SOH/AGL Deduction				126,785	
ASSESSED VALUE				233,932	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				182,521	
TOTAL JUST VALUE				494,224	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				467,777	
SALE:1:1: FOR ONLY 5 ACRES - \$3000/AC.					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0704	1/27/1989	WD	U	I		15,000
GRANTOR: BREWIN J						
GRANTEE: WILLIS JOHN						
0399/0618	3/29/1978	WD	Q	I	01	11,727
GRANTOR: NITA JONES (WIDOW) &						
GRANTEE: JOHN D & BETH G WIL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 N7 W46 FST= W12 S9 E12 N9\$ S9 UGR= W12 S24 E23 N24 W11\$ E11 S22 E15 S4 E44 N28\$ PTR=N40 FUS= N23 W42 S6 W17 FST= N4 W12 S21 E12 N17\$ S12 E17 S5 E42\$ S40\$ PTR=N20 UDU= N8 W12 S8 E12\$ S20\$.	