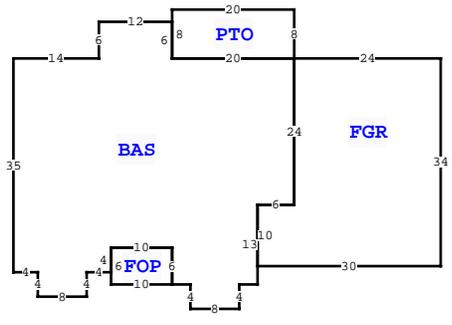
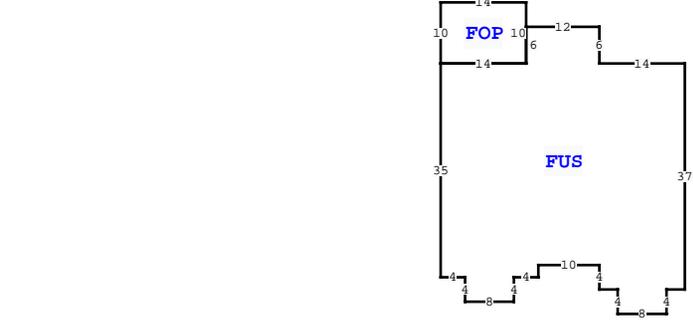


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	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	23316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,668	100	
FGR	876	55	
FOP	60	30	
FOP	140	30	
FUS	1,544	100	
PTO	160	5	
TOTALS	4,448		

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%	- 2025		574,194	1990	1990	0	0	35.00	65.00
Heated Area: 3212 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			373,226
TOTAL MARKET OB/XF VALUE			47,846
TOTAL LAND VALUE - MARKET			61,250
TOTAL MARKET VALUE			482,322
SOH/AGL Deduction			78,074
ASSESSED VALUE			404,248
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			352,837
TOTAL JUST VALUE			482,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			481,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19628	POOL	175	06/10/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/524	7/24/2024	WD	Q	I	01	585,000
GRANTOR: NUNES JOHN F						
GRANTEE: LUTZ JOY L						
1390/2322	7/31/2019	WD	Q	I	01	320,000
GRANTOR: JAMES H RIVERS						
GRANTEE: JOHN F & CAROL A NU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 0.00	0.00	100
2	0170	FPLC 2STRY	0	100	0	0	0	1.00	UT 2,750.00	2,750.00	100
3	0280	POOL R/CON	0	100	0	0	0	756.00	UT 70.00	70.00	100
4	0166	CONC, PAVMT	0	100	50	52	0	1,844.00	UT 3.00	3.00	100
5	0011	BARN, BLK A	0	100	11	15	0	165.00	UT 14.00	14.00	100
6	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	0.00	100
7	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	0.00	100
8	0083	DOCK-LAKE	0	100	4	109	0	436.00	UT 11.50	11.50	100
9	0169	FENCE/WOOD	0	100	0	0	0	240.00	UT 13.50	13.50	100
10	0120	CLFENCE	4	0	100	0	0	160.00	UT 6.50	6.50	100

TOTAL OB/XF											
41,646											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

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

BUILDING DIMENSIONS											
FGR= W24 PTO= N8 W20 S8 E20\$BAS= W20 N6 W12 S6 W14 S35 E4S4 E8 N4 E4 N4 E10 S6 FOP= N6W10 S6 E10\$ E3 S4 E8 N4 E3 N13E6 N24\$ S24 W6 S10 E30 N34\$ PTR=N20 FUS= E4 S4 E8 N4 E4 N2 E10 S4 E3 S4 E8 N4 E3 N37 W14 N6 W12 S6 W14 FOP= E14 N10 W14 S10\$ S35\$ S20\$.											

LAND DESCRIPTION												TOTAL OB/XF												
												41,646												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	1.75	35,000.00	61,250.00	61,250							

