

791-357,WD 1445-165,

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		4	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	23316.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2025	2,256	280,699
FGR	817	55	2025	449	55,866
FOP	256	30	2025	77	9,580
FOP	319	30	2025	96	11,944
FUS	374	100	2025	374	46,534
TOTALS	4,022			3,252	404,624

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		125.68	408,711	2024	2024	0	0	1.00	99.00

Heated Area: 2630 HX Base Yr 2025

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 2	Tax Dist:					
BUILDING MARKET VALUE	404,624					
TOTAL MARKET OB/XF VALUE	12,828					
TOTAL LAND VALUE - MARKET	75,000					
TOTAL MARKET VALUE	492,452					
SOH/AGL Deduction	306,310					
ASSESSED VALUE	186,142					
TOTAL EXEMPTION VALUE	51,411			HX HB		
BASE TAXABLE VALUE	134,731					
TOTAL JUST VALUE	492,452					
NCON VALUE	10,368					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	479,017					
LAND:1:1: 2.24 AC-UPLAND, 5.50 AC TOTAL DOR 1994						
SALE:1:1: LOT 1 LAKEWOOD EST UNIT 1- SALE NOT IN L						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000051507	Storage Building	15,000	11/14/2024			
000048386	New Residential C	200,000	10/10/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/165	8/13/2021	WD	Q	V	01	100,000
GRANTOR: CRANSTON LINDA M						
GRANTEE: URRUTIA JOSE A						
0791/0357	5/27/1994	WD	U	V	12	30,000
GRANTOR: BULLARD-DEAS						
GRANTEE: LINDA M CRANSTON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=10,3] W24 S18 W13 S11 W33 S24 E2 S14 E14 N14 E30 N18 E15 N3 E9 N32 \$						
FGR=[YR=2025;ORIG=10,35] W9 S3 W15 S32 E6 S2 E11 N2 E7 N35 \$						
FOP=[YR=2025;ORIG=-56,21] E29 S11 W29 N11 \$						
FOP=[YR=2025;ORIG=-14,56] W30 S8 E11 S2 E8 N2 E11 N8 \$						
FUS=[YR=2025;ORIG=-90,19] S34 E13 N23 W3 N12 W10 \$						

EXTRA FEATURES													362 NW EMPORIA GLN, LAKE CITY				
L	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	820.00	UT	3.00	3.00	100	2025	2024		100	2,460	
2	0030	BARN,MT	0	100	24	24	576.00	UT	18.00	18.00	100	2026	2025		100	10,368	

LAND DESCRIPTION										TOTAL OB/XF										12,828					
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	75,000.00	75,000.00	75,000								