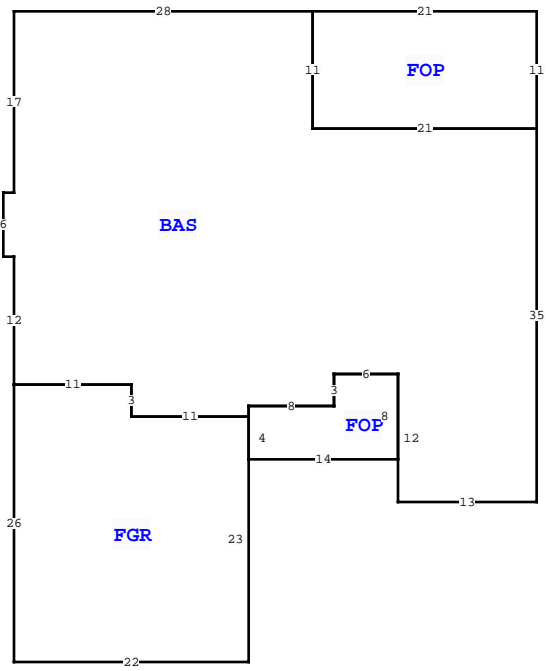


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,676	100	
FGR	539	55	
FOP	88	30	
FOP	231	30	
TOTALS	2,534		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
1	SINGLE FAM	100%	- 2024									
Heated Area: 1676										HX Base Yr 2024		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		261,506	
TOTAL MARKET OB/XF VALUE		2,286	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		291,792	
SOH/AGL Deduction		65,654	
ASSESSED VALUE		226,138	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		174,727	
TOTAL JUST VALUE		291,792	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,161	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39485	SFR	0	03/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1677	4/04/2023	WD Q	Q	I	01	340,000
GRANTOR: VAUGHN CALEB B						
GRANTEE: HATCHER JOHN M JR						
1420/2152	9/30/2020	WD Q	Q	I	01	247,900
GRANTOR: DON LITTLE CONSTRUCTI						
GRANTEE: CALEB B VAUGHN & SA						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	2.25

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		MLU

BUILDING NOTES									
154 NW GOBBLER DR, LAKE CITY									

BUILDING DIMENSIONS									
FOP= N11 W21 S11 E21\$ BAS= W21 N11 W28 S17 W1 S6 E1 S12 FGR= S26 E22 N23 W11 N3 W11\$ E11 S3 E11 FOP= S4 E14 N8 W6 S3 W8 S1\$ N1 E8 N3 E6 S12 E13 N35\$.									

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							