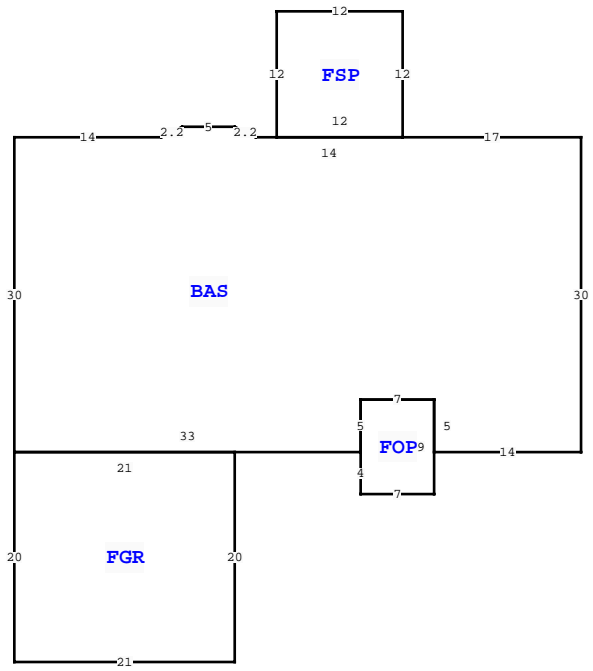


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23416.020	1.00/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,900	137.9001	154.45	293,455	2017	2017	0	0	0	8.00	92.00
1 SINGLE FAM			100% - 2023	Heated Area: 1592		HX Base Yr 2023						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	226,213
FGR	420	55		231	32,824
FOP	63	30		19	2,700
FSP	144	40		58	8,241
<b>TOTALS</b>	<b>2,219</b>			<b>1,900</b>	<b>269,979</b>

436 SW GERALD CONNER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	1,272.00	UT	2.00	2.00	100	2017	2017	3	100	2,544	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
3	0281	POOL R/FIB	0	100	14	392.00	UT	65.00	65.00	100	2025	2024		98	24,970	
4	0166	CONC, PAVMT	0	100	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
5	0296	SHED METAL	0	100	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

TOTAL OB/XF 31,214

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		269,979	
TOTAL MARKET OB/XF VALUE		31,214	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		336,193	
SOH/AGL Deduction		13,350	
ASSESSED VALUE		322,843	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		271,432	
TOTAL JUST VALUE		336,193	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,127	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048983	Swimming Pool and	59,210	01/09/2024
35347	SFR	835	05/24/2017
26484	SFR	528	12/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1184	3/16/2022	WD Q	Q	I	01	307,000
GRANTOR: BIAMONTE ROBERTA D						
GRANTEE: GUY BRIAN						
1445/2020	8/19/2021	WD Q	Q	I	01	257,000
GRANTOR: COOK DANIEL TILLMAN S						
GRANTEE: BIAMONTE ROBERTA D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W17 W14 U1L2 W5 D1L2 W14 S30 E33 N5 E7 S5 E14 N30 \$	
FGR=[ORIG=-54,30] S20 E21 N20 W21 \$	
FSP=[ORIG=-17,0] N12 W12 S12 E12 \$	
FOP=[ORIG=-21,30] S4 E7 N9 W7 S5 \$	