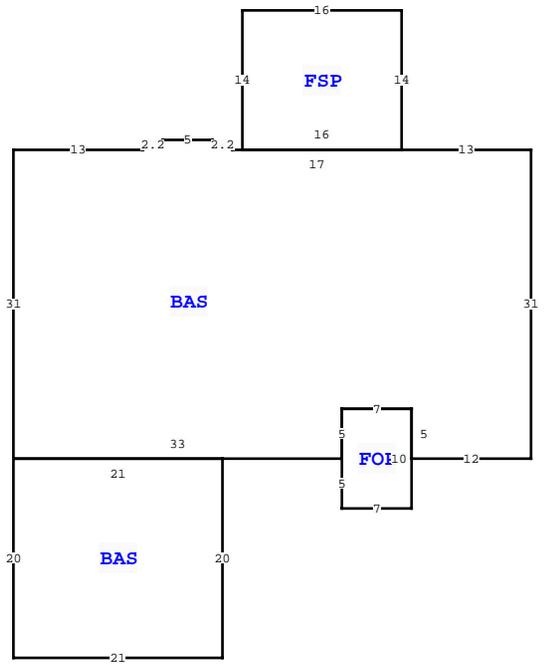


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,115	128.2534	146.21	309,234	2007	2007	0	0	0	18.00	82.00		
1 SINGLE FAM 0% - 2025 Heated Area: 2004 HX Base Yr														



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	23416.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	50,355
BAS	1,584	100		1,584	189,910
FOP	70	30		21	2,517
FSP	224	40		90	10,790
TOTALS	2,298			2,115	253,572

482 SW GERALD CONNER DR, LAKE CITY

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

EXTRA FEATURES																	
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	0	0	0	1,329.00	UT	3.00	3.00	100	2007	2007	3	100	3,987	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

TOTAL OB/XF 10,987

LAND DESCRIPTION																								
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	0		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		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	253,572	
TOTAL MARKET OB/XF VALUE	10,987	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	299,559	
SOH/AGL Deduction	0	
ASSESSED VALUE	299,559	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	299,559	
TOTAL JUST VALUE	299,559	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	298,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25403	SFR	528	01/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/2024	6/10/2024	WD Q	Q	I	01	325,000
GRANTOR: BARRY ALICIA FKA ALIC						
GRANTEE: HINES TYKEYCIA						
1461/2596	3/14/2022	WD Q	Q	I	01	286,500
GRANTOR: REID KATLYN						
GRANTEE: SWANSON ALICIA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W13 FSP= N14 W16 S14 E16\$ W17 L2 U1 W5 D1 L2 W13 S31													
BAS= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12													
N31\$.													