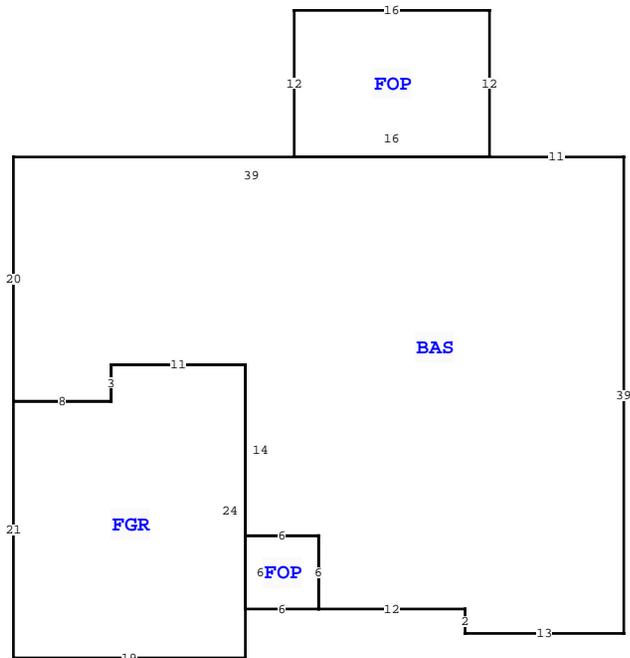


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,791	124.5090	141.94	254,215	2013	2013	0	0	12.00	88.00		
1 SINGLE FAM 100% - 2020 Heated Area: 1484 HX Base Yr 2020													



Quality	06	06			
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	1,484	100		1,484	185,362
FGR	432	55		238	29,728
FOP	36	30		11	1,374
FOP	192	30		58	7,245
TOTALS	2,144			1,791	223,709

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	100	0	0	772.00	UT	2.00	2.00	100	2013	2013	3	100	1,544	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

524 SW GERALD CONNER DR, LAKE CITY										BLD DATE		LGL DATE	04/14/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		223,709	
TOTAL MARKET OB/XF VALUE		3,544	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		262,253	
SOH/AGL Deduction		72,667	
ASSESSED VALUE		189,586	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		138,175	
TOTAL JUST VALUE		262,253	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054630	Remodel	21,165	12/05/2025
000052666	Roof Replacement	16,650	03/21/2025
30852	SFR	656	03/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0446	9/25/2019	WD Q	Q	I	01	179,000
GRANTOR: JONATHON D WRIGHT & B						
GRANTEE: JOSEPH W & CYNTHIA						
1319/1416	7/29/2016	WD Q	Q	I	01	152,000
GRANTOR: CARRI L SESSOMS						
GRANTEE: JONATHIN D WRIGHT &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W11 FOP= N12 W16 S12 E16\$ W39 S20 FGR= S21 E19 N24 W11 S3 W8\$ E8 N3 E11 S14 FOP= S6 E6 N6 W6\$ E6 S6 E12 S2 E13 N39\$.													