

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
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		
1	SINGLE FAM	100%	- 2009									Heated Area: 1584	HX Base Yr 2009



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	1,584	100		1,584	172,562
FGR	420	55		231	25,166
FOP	48	30		14	1,525
PTO	140	5		7	762
TOTALS	2,192			1,836	200,015

580 SW GERALD CONNER DR, LAKE CITY

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

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			913.00	UT	3.00				3	100	2,739
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				3	100	2,500

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		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		200,015
TOTAL MARKET OB/XF VALUE		5,239
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		240,254
SOH/AGL Deduction		84,191
ASSESSED VALUE		156,063
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,652
TOTAL JUST VALUE		240,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25404	SFR	458	01/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1147/0095	3/31/2008	WD Q	Q	I		168,900

GRANTOR: PETER W GIEBEIG
GRANTEE: NORMAN L & WANDA B

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 PTO= N10 W14 S10 E14\$ W47 S24 FGR= S20 E21 N20 W21\$ E21 FOP= S4 E12 N4 W12\$ E45 N24\$.