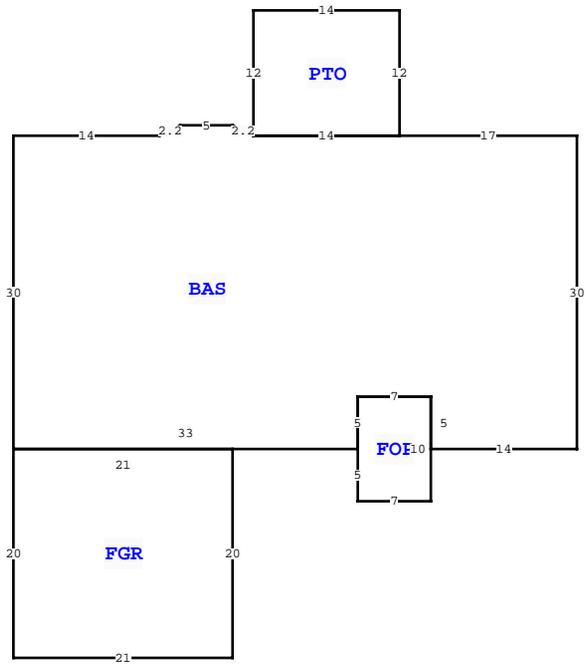


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
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
1	SINGLE FAM	100%	- 2022								
Heated Area: 1592						HX Base Yr 2022					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	175,875
FGR	420	55		231	25,520
FOP	70	30		21	2,320
PTO	168	5		8	884
<b>TOTALS</b>	<b>2,250</b>			<b>1,852</b>	<b>204,598</b>

598 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	100	0	0	1,350.00	UT	3.00	3.00	100	2007	2007	3	100	4,050	
2	0280	POOL R/CON	0	100	13	33	429.00	UT	70.00	70.00	100	2016	2016	3	82	24,625	
3	0166	CONC, PAVMT	0	100	13	46	598.00	UT	2.00	2.00	100	2016	2016	3	100	1,196	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	

TOTAL OB/XF 35,071

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	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		204,598	
TOTAL MARKET OB/XF VALUE		35,071	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		274,669	
SOH/AGL Deduction		25,019	
ASSESSED VALUE		249,650	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		198,239	
TOTAL JUST VALUE		274,669	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,918	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045640	Roof Replacement	19,335	10/07/2022
34238	POOL	265	07/14/2016
25405	SFR	525	01/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/2255	7/08/2020	WD Q	Q	I	01	219,900
GRANTOR: ROBIN M & STEVE T QUE						
GRANTEE: KACEY SCHRADER						
1317/1326	6/17/2016	WD Q	Q	I	01	159,000
GRANTOR: MICHAEL D & WANDA F T						
GRANTEE: ROBIN M & STEVE T Q						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W17 PTO= N12 W14 S12 E14\$ W14 L2 U1 W5 D1 L2 W14 S30 FGR= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E14 N30\$.