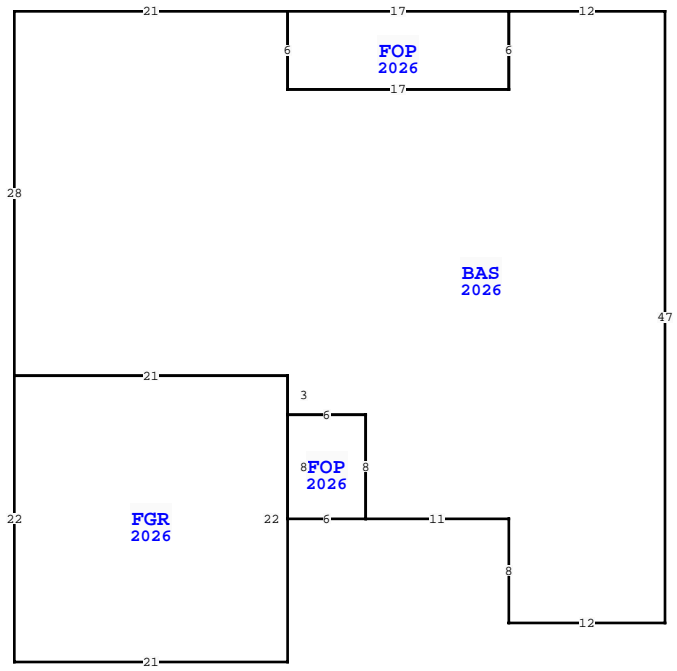


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	

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%	- 2026									
				Heated Area: 1665				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			243,241
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			280,641
SOH/AGL Deduction			17,099
ASSESSED VALUE			263,542
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			212,131
TOTAL JUST VALUE			280,641
NCON VALUE			245,641
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048677	New Residential C	200,000	11/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1304	10/25/2025	WD	Q	V	01	347,300

GRANTOR: THOMAS JOHN  
 GRANTEE: DRAWDY TAYLOR B  
 1496/708 7/31/2023 WD U V 11 100  
 GRANTOR: ROBERTS MIKE  
 GRANTEE: THOMAS JOHN

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	1,665	100	2026	1,665	206,210
FGR	462	55	2026	254	31,458
FOP	48	30	2026	14	1,734
FOP	102	30	2026	31	3,839
TOTALS	2,277			1,964	243,241

630 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			5.00	100	2026	2025		100	2,400	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=10,-10] W12 S6 W17 N6 W21 S28 E21 S3 E6 S8 E11 S8 E12 N47 \$												
FGR=[YR=2026;ORIG=-40,18] E21 S22 W21 N22 \$												
FOP=[YR=2026;ORIG=-19,-10] E17 S6 W17 N6 \$												
FOP=[YR=2026;ORIG=-19,21] E6 S8 W6 N8 \$												

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								