

ELEMENT	CD	CONSTRUCTION
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026		126.06	247,582	2025	2025	0	0	0.00	100.00

Heated Area: 1665
HX Base Yr 2026

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	0100	SINGLE FAMILY	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	209,890
FGR	462	55	2026	254	32,019
FOP	48	30	2026	14	1,765
FOP	102	30	2026	31	3,908

TOTALS	2,277	1,964	247,582
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			247,582
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			284,982
SOH/AGL Deduction			17,099
ASSESSED VALUE			267,883
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			216,472
TOTAL JUST VALUE			284,982
NCON VALUE			249,982
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

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

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		480.00	UT	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 \$	
POP=[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							