

BUILDING CHARACTERISTICS		
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	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
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	1,808	120.5400	135.00	244,080	2015	2015	0	0	10.00	90.00

1 SINGLE FAM 100% - 2019 Heated Area: 1482 HX Base Yr 2019

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		219,672	
TOTAL MARKET OB/XF VALUE		37,610	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		292,282	
SOH/AGL Deduction		79,376	
ASSESSED VALUE		212,906	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		161,495	
TOTAL JUST VALUE		292,282	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,046	

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	1,482	100		1,482	180,063
FGR	440	55		242	29,403
FOP	66	30		20	2,430
FSP	160	40		64	7,776
TOTALS	2,148			1,808	219,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040331	Swimming Pool and	43,000	08/11/2020
32867	SFR	677	04/14/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0080	8/15/2017	WD Q	Q	I	01	155,000
GRANTOR: MIKE ROBERTS						
GRANTEE: MICHAEL & BRANDY PA						
1281/1602	9/15/2014	WD Q	Q	V	01	55,000
GRANTOR: PETER GIEBEIG						
GRANTEE: MIKE ROBERTS						

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	UT	2.00	2.00	100	2015	2015	3	100	1,840	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	0280	POOL R/CON	0	100	14	33	UT	70.00	70.00	100	2024	2023		97	31,370	
4	0166	CONC, PAVMT	0	100	0	0	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
5	0294	SHED WOOD/	0	100	0	0	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

BUILDING NOTES			
631 SW GERALD CONNER DR, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W11 FSP= N10 W16 S10 E16\$ W46 S26 E26 FOP= S6 E11 N6 W11\$ E11 FGR= S22 E20 N22 W20\$ E20 N26\$.			

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							