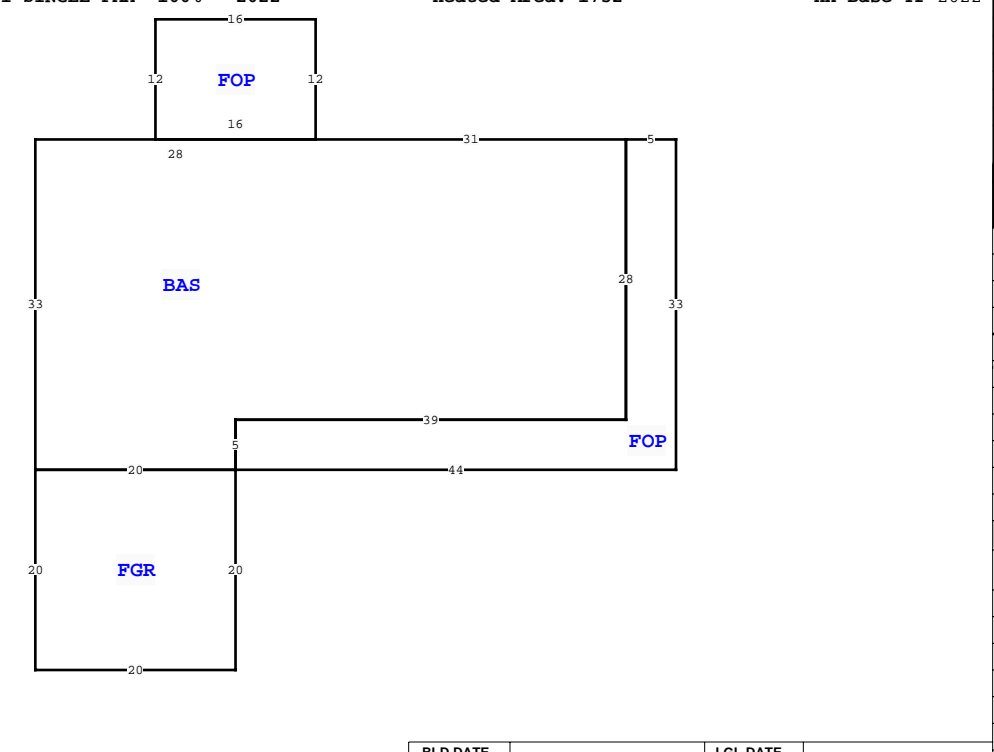


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,138	119.9814	134.38	287,304	2020	2020	0	0	1	5.00	94.00



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	1,752	100		1,752	221,308
FGR	400	55		220	27,790
FOP	192	30		58	7,326
FOP	360	30		108	13,642
TOTALS	2,704			2,138	270,066

545 SW GERALD CONNER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	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	945.00	UT	2.25	2.25	100	2020	2020	3	100	2,126	

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			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		270,066		
TOTAL MARKET OB/XF VALUE		2,126		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		307,192		
SOH/AGL Deduction		77,052		
ASSESSED VALUE		230,140		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		178,729		
TOTAL JUST VALUE		307,192		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		310,065		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39673	SFR	0	04/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1559	3/05/2026	LE U	I	I	14	100

GRANTOR: HUGGINS KATHY B (ENH)
 GRANTEE: SCOTT HEATHER M (RM)
 1431/1072 2/19/2021 WD Q I 01 229,900
 GRANTOR: ROBERTS MIKE
 GRANTEE: HUGGINS KATHY

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W31 FOP= N12 W16 S12 E16\$ W28 S33 FGR= S20 E20 N20 W20\$
 E20 FOP= E44 N33 W5 S28 W39 S5\$ N5 E39 N28\$.