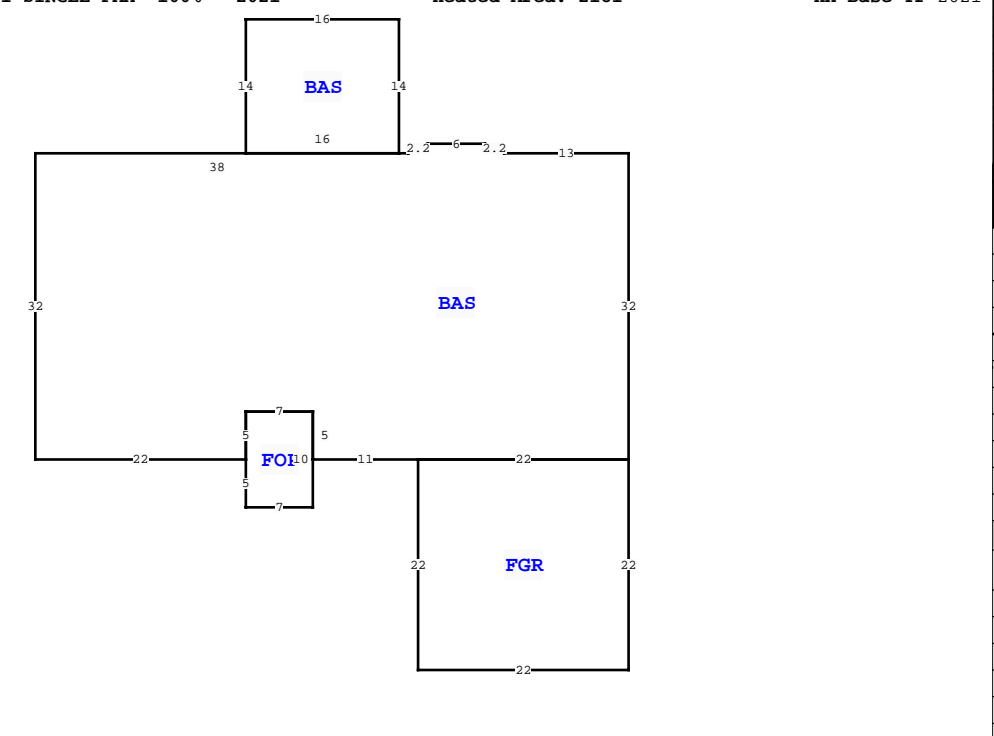


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,468	115.7184	129.60	319,853	2007	2007	0	0	0	18.00	82.00		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		262,279		
TOTAL MARKET OB/XF VALUE		10,244		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		307,523		
SOH/AGL Deduction		68,429		
ASSESSED VALUE		239,094		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		187,683		
TOTAL JUST VALUE		307,523		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		310,722		



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	23416.020 MKT AREA 1.00/				
NEIGHBORHOOD/LOC	23416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	23,805
BAS	1,957	100		1,957	207,974
FGR	484	55		266	28,269
FOP	70	30		21	2,232
TOTALS	2,735			2,468	262,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054533	Roof Replacement	24,000	11/20/2025
31549	REMODEL	35	10/28/2013
25859	SFR	617	06/30/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2270	9/18/2020	WD Q	Q	I	01	225,000
GRANTOR: NATHANIEL & CHRISTINA						
GRANTEE: THOMAS A & BRIDGETT						
1269/1188	2/06/2014	WD Q	Q	I	01	172,500
GRANTOR: GARRETT BUZBEE						
GRANTEE: NATHANIEL & CHRISTI						

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	1,348.00	UT	3.00	3.00	100	2007	2007	3	100	4,044	
2	0030	BARN, MT	0	100	0	1.00	UT	6,200.00	6,200.00	100	2025	2024		100	6,200	

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W13 L2 U1 W6 D1 L2 W1 BAS= N14 W16 S14 E16\$ W38 S32 E22 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E22 N22 W22\$ E22 N32\$.													

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							