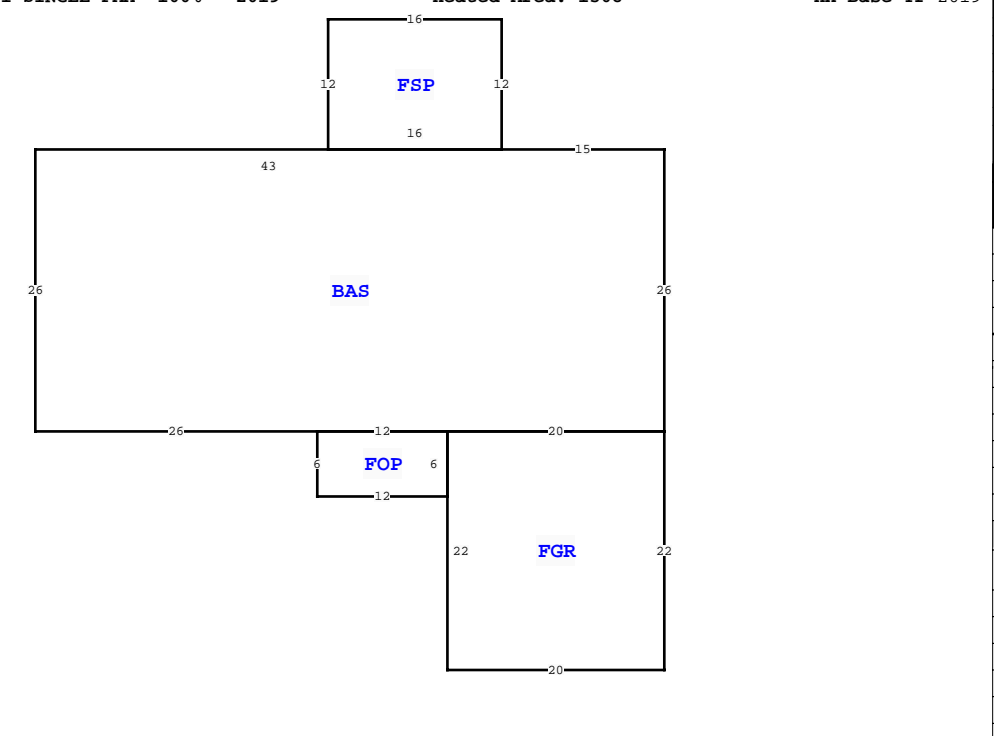




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	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	1,849	123.7005	138.54	256,160	2018	2018	0	0	0	7.00	93.00		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		238,229	
TOTAL MARKET OB/XF VALUE		7,300	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		280,529	
SOH/AGL Deduction		89,945	
ASSESSED VALUE		190,584	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		89,173	
TOTAL JUST VALUE		280,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,390	



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	1,508	100		1,508	194,294
FGR	440	55		242	31,180
FOP	72	30		22	2,835
FSP	192	40		77	9,921
TOTALS	2,212			1,849	238,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40318	GENERATOR	0	08/10/2020
35724	SFR	816	08/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/2249	12/20/2018	WD Q		I	01	165,000

GRANTOR: MIKE ROBERTS
GRANTEE: KENNETH J THAMES &
1260/0301 8/16/2013 WD Q V 05 31,500
GRANTOR: PETER W GIEBEIG
GRANTEE: MIKE ROBERTS

EXTRA FEATURES														483 SW GERALD CONNER DR, LAKE CITY		
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			840.00	UT	2.50	2018	2018	3	100	2,100
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00	2019	2019	3	100	1,000
3	0104	GENERATOR	0	100	0	0			1.00	UT	6,000.00	2020	2020		70	4,200

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W15 W43 S26 E26 E12 E20 N26 \$	
FGR=[ORIG=-20,26] S22 E20 N22 W20 \$	
FSP=[ORIG=-15,0] N12 W16 S12 E16 \$	
FOP=[ORIG=-32,26] S6 E12 N6 W12 \$	

LAND DESCRIPTION										TOTAL OB/XF										7,300				
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							