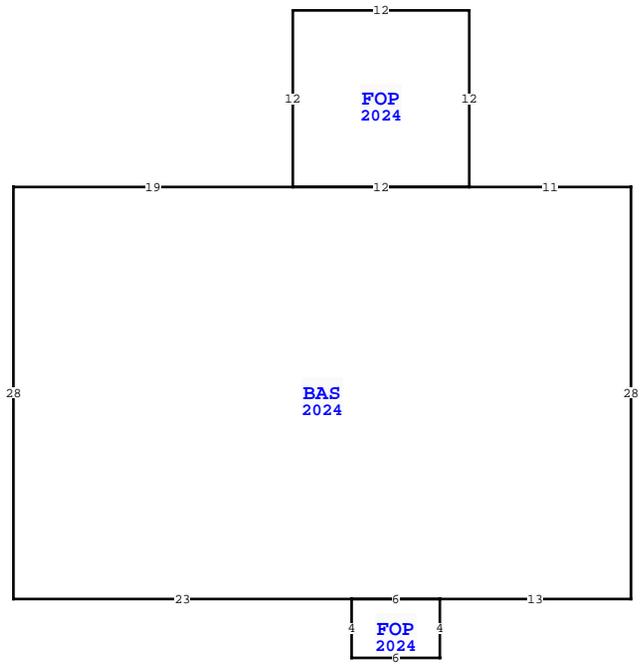


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,176	100	2024
FOP	24	30	2024
FOP	144	30	2024
TOTALS	1,344		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,226	119.3400	133.66	163,867	2023	2023		0	0	2.00	98.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1176 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,590
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			89,978
TOTAL MARKET VALUE			250,568
SOH/AGL Deduction			0
ASSESSED VALUE			250,568
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			250,568
TOTAL JUST VALUE			250,568
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046123	New Residential C	215,000	12/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2216	8/30/2022	WD	Q	V	01	72,000
GRANTOR: DC ASSETS LLC						
GRANTEE: JEFFERSON MALIK M						
1439/1478	6/08/2021	WD	U	V	37	38,500
GRANTOR: WEHRLI IRMA M						
GRANTEE: DC ASSETS LLC						

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
4344 SE COUNTY ROAD 245, LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=60,9] S28 E23 E6 E13 N28 W11 W12 W19 \$	
FOP=[YR=2024;ORIG=79,-3] S12 E12 N12 W12 \$	
FOP=[YR=2024;ORIG=83,37] S4 E6 N4 W6 \$	

LAND DESCRIPTION																								
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	0					13.33	AC		1.00	1.00	0.75	9,000.00	6,750.00	89,978							