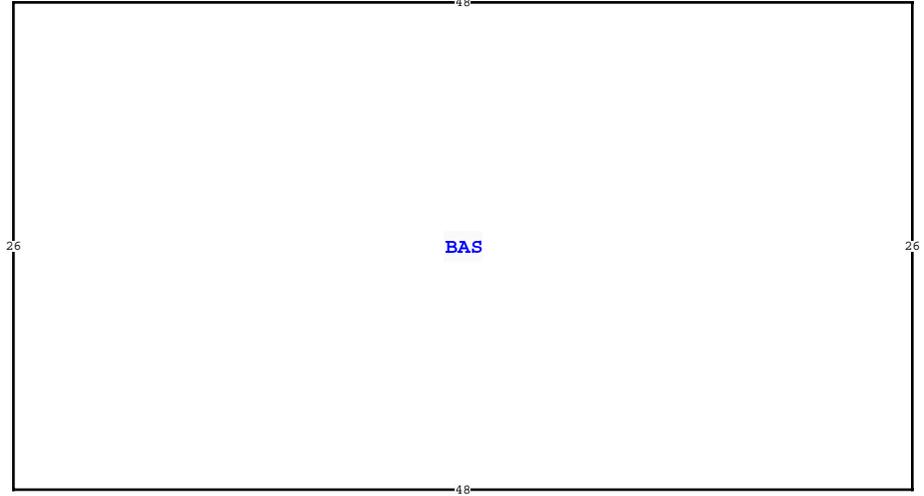


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 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		
0201	02	1,248	117.0000	109.98	137,255	2020	2019	0	0	11.00	89.00		
1 MANUF 1 100% - 2020 Heated Area: 1248 HX Base Yr 2020													



Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	23417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	122,157
TOTALS	1,248			1,248	122,157

4562 SE COUNTY ROAD 245 , LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU

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	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF 7,000										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	445.00	445.00	5,487							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	110,970							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			122,157
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			119,970
TOTAL MARKET VALUE			143,644
SOH/AGL Deduction			65,440
ASSESSED VALUE			78,204
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			26,793
TOTAL JUST VALUE			249,127
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055161	Swimming Pool and	87,500	03/04/2026
000044783	New Residential C	525,000	06/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/2170	9/08/2015	WD Q	V		01	39,500
GRANTOR: LEGACY INVESTMENT LLC						
GRANTEE: JEFFREY W & JENIFER						
1061/1138	10/07/2005	WD Q	V			239,000
GRANTOR: L DON REED						
GRANTEE: LEGACY INVESTMENT L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S26 E48 N26\$.