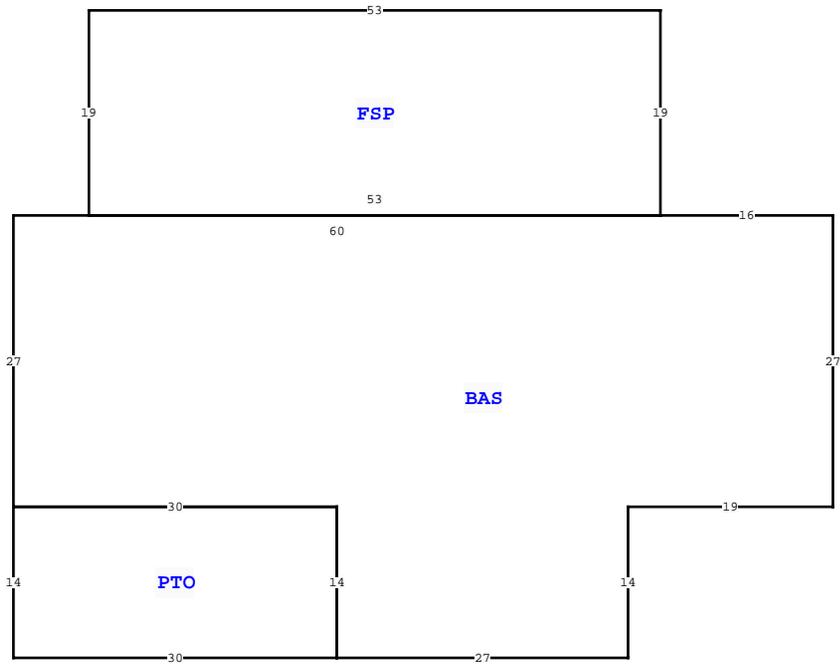


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24415.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,430	100	
FSP	1,007	40	
PTO	420	5	
TOTALS	3,857		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,854	115.9000	69.54	198,467	1991	1991	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 2430 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			79,387
TOTAL MARKET OB/XF VALUE			25,458
TOTAL LAND VALUE - MARKET			145,080
TOTAL MARKET VALUE			145,285
SOH/AGL Deduction			30,517
ASSESSED VALUE			114,768
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,768
TOTAL JUST VALUE			249,925
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,805
XFOB:1:1: CHAM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20267	REMODEL	100	12/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/753	9/10/2024	WD U		I	11	100
GRANTOR: SPAGNOLA WILLIAM D						
GRANTEE: SPAGNOLA FAMILY REV						
1495/1160	7/25/2023	WD U		I	11	100
GRANTOR: SPAGNOLA WILLIAM DONA						
GRANTEE: SPAGNOLA WILLIAM D						

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	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
2	0080	DECKING	0	0	10	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	0	12	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0021	BARN,FR AE	0	0	25	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	0	0	0	948.00	UT	1.50	1.50	100	1993	1993	3	100	1,422	

TOTAL OB/XF														25,458			
408 SW TALL PINE CT, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/07/2026
														INC DATE		AG DATE	MLU

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W16 FSP= N19 W53 S19 E53\$ W60 S27 PTO= S14 E30 N14W30\$ E30 S14 E27 N14 E19 N27\$.						

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	0200	C	MBL HM	0		A-1	0.00	0.00	4.12	AC		1.00	1.00	1.00	9,000.00	9,000.00	37,080							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	280.00	280.00	3,360							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							