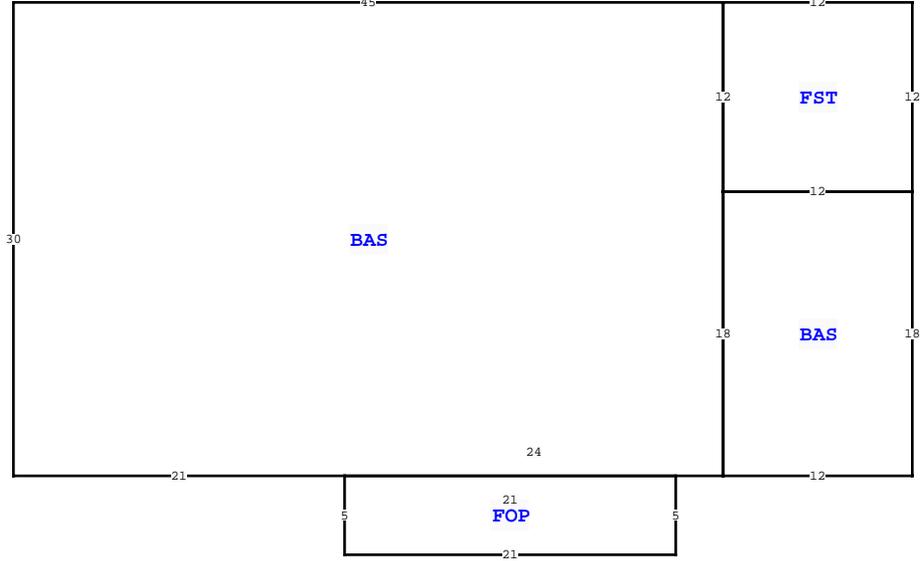


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 80				
Exterior Wall	05 AVERAGE 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 90				
Interior Floor	06 VINYL ASB 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	17,984
BAS	1,350	100		1,350	112,399
FOP	105	30		32	2,664
FST	144	55		79	6,577
TOTALS	1,815			1,677	139,625

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 1997		Heated Area: 1566					HX Base Yr 1997		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		139,625	
TOTAL MARKET OB/XF VALUE		13,000	
TOTAL LAND VALUE - MARKET		78,500	
TOTAL MARKET VALUE		166,585	
SOH/AGL Deduction		71,906	
ASSESSED VALUE		94,679	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		38,268	
TOTAL JUST VALUE		231,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31214	MAINT/ALTR	35	06/28/2013
22824	M H	250	03/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/755	9/10/2024	WD	U	I	11	100
GRANTOR: SPAGNOLA WILLIAM D						
GRANTEE: SPAGNOLA FAMILY REV						
1495/1158	7/25/2023	WD	U	I	11	100
GRANTOR: SPAGNOLA WILLIAM D						
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
7	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
396 SW TALL PINE CT, LAKE CITY	

LAND DESCRIPTION																								
TOTAL OB/XF 13,000																								
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							