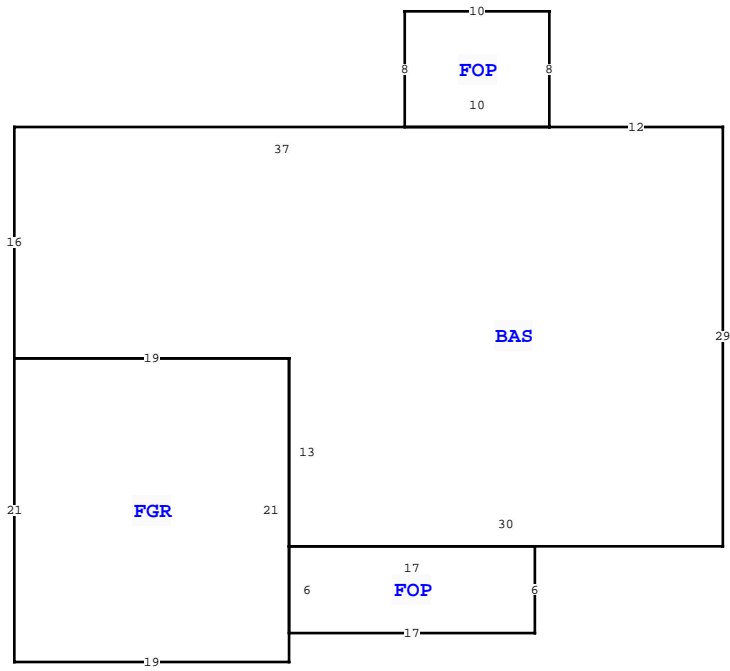




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	70		
Exterior Wall	31	VINYL SID	30		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	80		
Interior Floor	14	CARPET	20		
Air Condition	03	CENTRAL	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	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	24416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100		1,174	146,943
FGR	399	55		219	27,411
FOP	80	30		24	3,004
FOP	102	30		31	3,880
TOTALS	1,755			1,448	181,238

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% - 2025		140.24	203,068	1997	2015	0	0	10.75	89.25
Heated Area: 1174 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		181,238	
TOTAL MARKET OB/XF VALUE		13,926	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		230,164	
SOH/AGL Deduction		26,063	
ASSESSED VALUE		204,101	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		152,690	
TOTAL JUST VALUE		230,164	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045095	Roof Replacement	10,000	08/03/2022
11977	SFR	195	12/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1001	4/25/2024	WD Q	Q	I	01	283,000
GRANTOR: HEDGESPETH DEREK R						
GRANTEE: DICKS AMANDA ANN						
1483/2293	1/31/2023	WD Q	Q	I	01	254,900
GRANTOR: SW CHRIS TERRACE LAND						
GRANTEE: HEDGESPETH DEREK R						

EXTRA FEATURES		585 SW CHRIS TER, 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	UT	1.50	1.50	100	1997	1997	3	100	1,206	
2	0258	PATIO	0	100	16	20	UT	2.25	2.25	100	2009	2009	3	100	720	
3	0130	CLFENCE	5	0	100	0	0	UT	0.00	100	2019	2019	3	100	2,000	
4	0030	BARN, MT	0	100	0	0	UT	0.00	0.00	100	2024	2023		100	10,000	

TOTAL OB/XF		13,926	
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BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W12 FOP= N8 W10 S8 E10\$W37 S16 FGR= S21 E19 N21 W19\$E19 S13 FOP= S6 E17 N6 W17\$ E30 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF		13,926																				
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	1160.00	275.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							