

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 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 Units	05	CONV 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	1,503	100		1,503	126,310
FGR	240	55		132	11,093
FOP	10	30		3	252
TOTALS	1,753			1,638	137,655

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% - 0		129.29	211,777	1990	1990	0	0	35.00	65.00

Heated Area: 1503 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			137,655
TOTAL MARKET OB/XF VALUE			4,704
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			177,359
SOH/AGL Deduction			72,278
ASSESSED VALUE			105,081
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			53,670
TOTAL JUST VALUE			177,359
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1288	7/14/2022	LE U	I	14		100
GRANTOR: SAUNDERS RANDALL S (E)						
GRANTEE: SAUNDERS TRAVIS D (						
0701/0238	11/03/1989	WD Q	V			5,000
GRANTOR: BULLARD-REED						
GRANTEE: SAUNDERS						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	20	360.00	UT 1.40	1.40	100	0	0	3	100	504	
3	0294	SHED WOOD/	0	100	24	18	1.00	UT 0.00	0.00	100	0	0	3	100	2,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

482 SW BETH DR, LAKE CITY

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W39 S29 E23 FOP= S2 E5 N2 W5\$ E5 S2 E2 S1 E8 N1 E2 N2E19 N17 FGR= N12 W20 S12 E20\$ W20 N12\$.											

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	0100	C	SFR	100		RSF	1200.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							