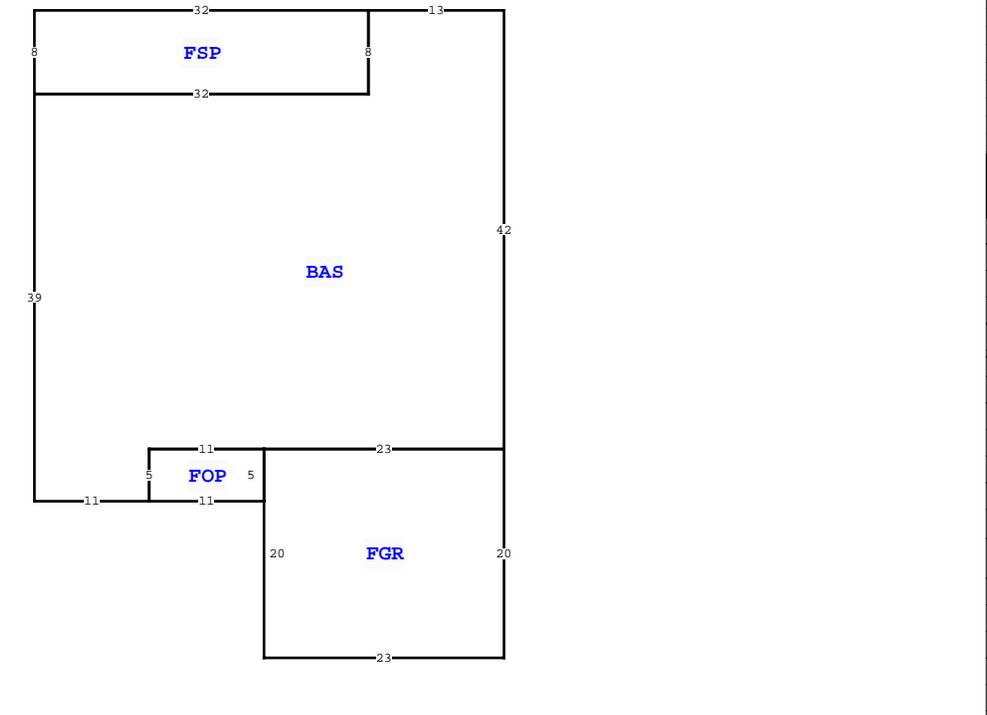




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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%	- 2016								
Heated Area: 1689						HX Base Yr 2016					



MAP NUM	MKT AREA	06			
24416.00	1.00/				
NEIGHBORHOOD/LOC	24416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100		1,689	177,458
FGR	460	55		253	26,582
FOP	55	30		16	1,681
FSP	256	40		102	10,717
TOTALS	2,460			2,060	216,439

288 SW GARDNER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	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	0166	CONC,PAVMT	0	100	0	0			2.50	100	2005	2005	3	100	2,673	
2	0169	FENCE/WOOD	0	100	0	0			15.00	100	2009	2009	3	100	2,445	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	216,439			
TOTAL MARKET OB/XF VALUE	5,118			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	256,557			
SOH/AGL Deduction	96,838			
ASSESSED VALUE	159,719			
TOTAL EXEMPTION VALUE	HX HB WX 56,411			
BASE TAXABLE VALUE	103,308			
TOTAL JUST VALUE	256,557			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	255,485			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055389	Roof Replacement	15,000	03/31/2026
23198	SFR	524	05/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/1433	2/16/2015	WD U	I	I	12	127,400
GRANTOR: CALEB & KRISTIN LINTO						
GRANTEE: CYNTHIA SWAIN SWANS						
1248/0713	1/21/2013	WD U	I	I	37	150,000
GRANTOR: CYNTHIA S CARTER						
GRANTEE: CALEB & KRISTIN LIN						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W13 FSP= W32 S8 E32 N8\$ S8 W32 S39 E11 FOP= E11 N5 W11 S5\$ N5 E11 FGR= S20 E23 N20 W23\$ E23 N42\$.											

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							