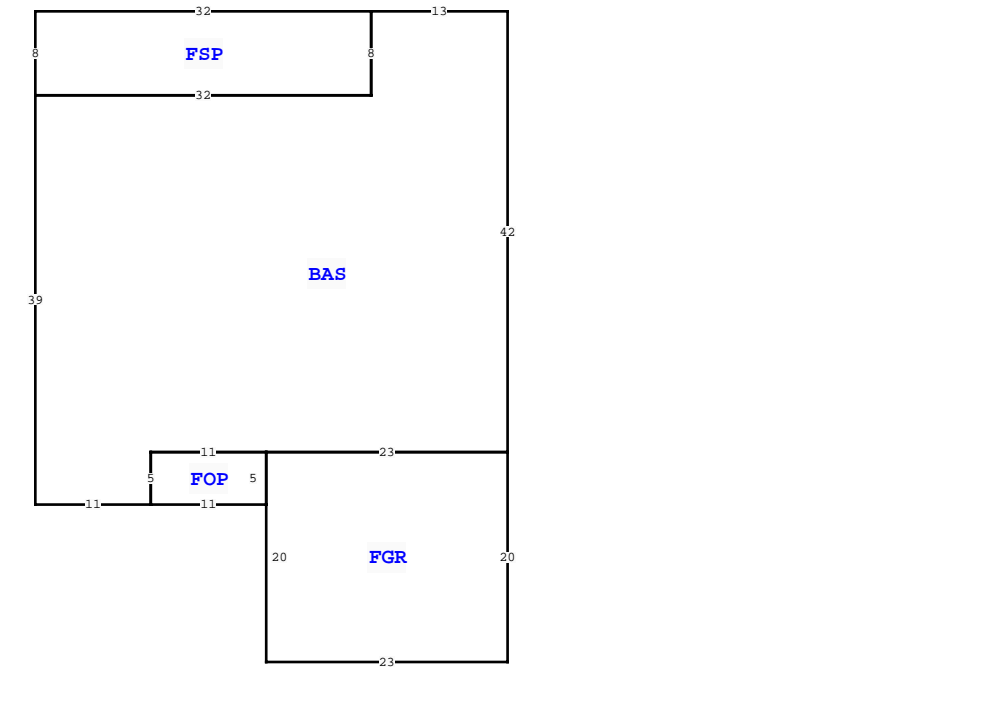


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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

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	174,344
FGR	460	55		253	26,116
FOP	55	30		16	1,651
FSP	256	40		102	10,529
TOTALS	2,460			2,060	212,639

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			1,069.00	UT	2.50				2,673	
2	0169	FENCE/WOOD	0	100	0	0			163.00	UT	15.00				2,445	

TOTAL OB/XF 5,118

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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				212,639	
TOTAL MARKET OB/XF VALUE				5,118	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				252,757	
SOH/AGL Deduction				93,038	
ASSESSED VALUE				159,719	
TOTAL EXEMPTION VALUE				HX HB WX 56,411	
BASE TAXABLE VALUE				103,308	
TOTAL JUST VALUE				252,757	
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	12	127,400
GRANTOR: CALEB & KRISTIN LINTO						
GRANTEE: CYNTHIA SWAIN SWANS						
1248/0713	1/21/2013	WD U		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\$.