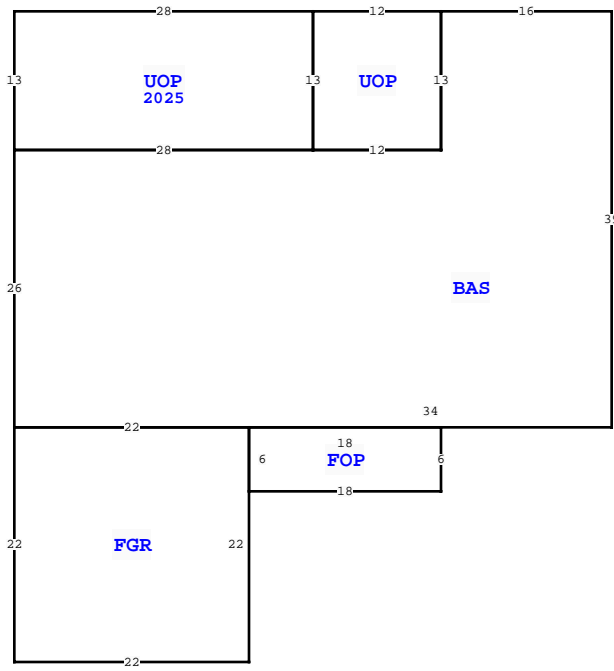




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,664	100	
FGR	484	55	
FOP	108	30	
UOP	156	20	
UOP	364	20	2025
TOTALS	2,776		

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%	- 2011								
Heated Area: 1664						HX Base Yr 2011					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		188,505	
TOTAL MARKET OB/XF VALUE		5,472	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		228,977	
SOH/AGL Deduction		81,378	
ASSESSED VALUE		147,599	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		96,188	
TOTAL JUST VALUE		228,977	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25130	SFR	512	10/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/1599	12/14/2010	WD	Q	I	01	124,000
GRANTOR: JAMES A MANSUKHANI						
1119/0455	5/11/2007	WD	Q	I		185,000
GRANTOR: RICHARD & MARY KEEN						
GRANTEE: JASON & MICHELLE GR						

EXTRA FEATURES		240 SW PLATEAU GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0169	FENCE/WOOD	0 100
3	0296	SHED METAL	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W28 S26 E22 E34 N39 W16 S13 W12 \$	
FGR=[ORIG=-28,26] S22 E22 N22 W22 \$	
UOP=[ORIG=12,-13] W12 S13 E12 N13 \$	
POP=[ORIG=-6,26] S6 E18 N6 W18 \$	
UOP=[YR=2025;ORIG=-28,-13] E28 S13 W28 N13 \$	

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							