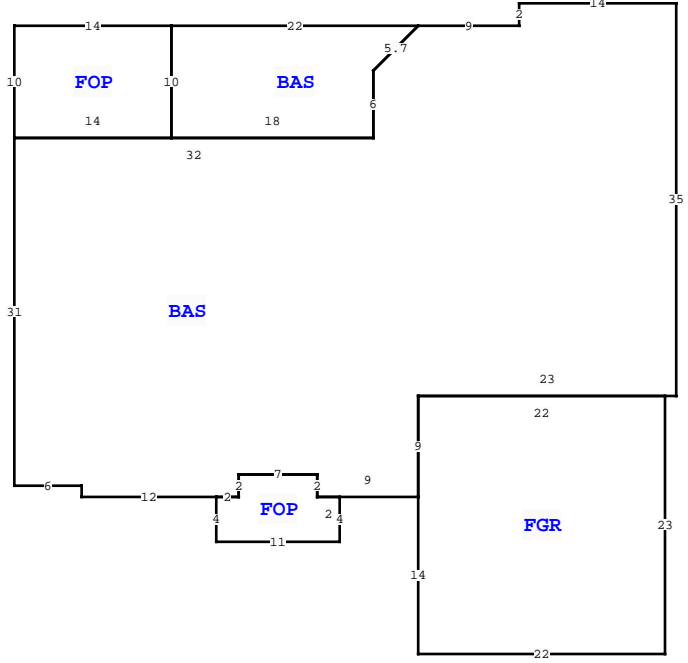


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,476	115.1451	128.96	319,305	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2023 Heated Area: 2139 HX Base Yr 2023													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	188	100		188	19,638
BAS	1,951	100		1,951	203,797
FGR	506	55		278	29,039
FOP	58	30		17	1,776
FOP	140	30		42	4,387
TOTALS	2,843			2,476	258,637

177 SW GERALD CONNER DR, LAKE CITY

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

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	1,328.00	UT	3.00	3.00	100	2006	2006	3	100	3,984	
2	0200	GARAGE F	0	100	60	24	1,440.00	UT	25.00	25.00	100	2008	2008	3	100	36,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

TOTAL OB/XF 41,784

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		258,637	
TOTAL MARKET OB/XF VALUE		41,784	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		335,421	
SOH/AGL Deduction		9,213	
ASSESSED VALUE		326,208	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		274,797	
TOTAL JUST VALUE		335,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,614	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054067	Roof Replacement	39,750	09/16/2025
27360	ADDN SFR	0	09/23/2008
23939	SFR	611	12/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1396	7/21/2022	WD	Q	I	01	400,000
GRANTOR: MAGNATTI DOMINGO						
GRANTEE: WILLIAMS ANGEL						
1226/2228	12/19/2011	WD	U	I	14	100
GRANTOR: DOMINGO & JOSEFINA MA						
GRANTEE: CARMEN LAPLACE (REMA						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 S2 W9 BAS= W22 FOP= W14 S10 E14 N10\$ S10 E18 N6 R4 U4 \$ D4 L4 S6W32 S31 E6 S1 E12 FOP= S4 E11 N4 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E9 FGR= S14 E22 N23 W22 S9\$ N9 E23 N35\$.													