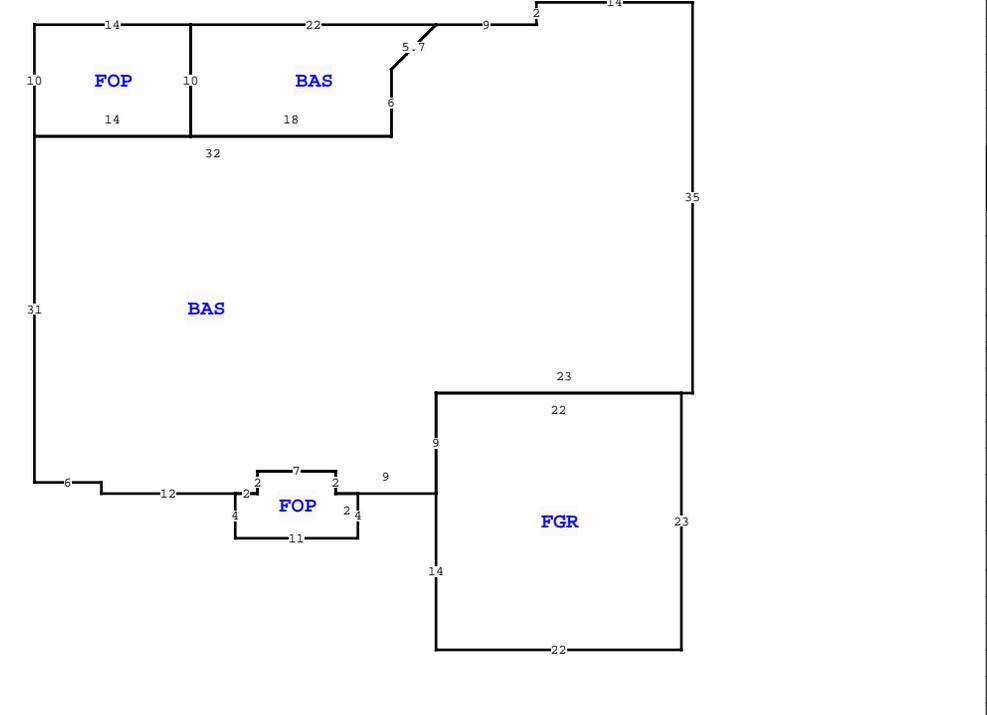


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	131.27	325,025	2006	2006	0	0	19.00	81.00	
1 SINGLE FAM			100% - 2023	Heated Area: 2139		HX Base Yr 2023						



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	24416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	188	100		188	19,990
BAS	1,951	100		1,951	207,447
FGR	506	55		278	29,559
FOP	58	30		17	1,808
FOP	140	30		42	4,466
TOTALS	2,843			2,476	263,270

177 SW GERALD CONNER DR, 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	1,328.00	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 41,784											
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				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		263,270		
TOTAL MARKET OB/XF VALUE		41,784		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		340,054		
SOH/AGL Deduction		13,846		
ASSESSED VALUE		326,208		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		274,797		
TOTAL JUST VALUE		340,054		
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	Q	I	01	400,000
GRANTOR: MAGNATTI DOMINGO						
GRANTEE: WILLIAMS ANGEL						
1226/2228	12/19/2011	WD U	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 S D4 L4 S6W32 S31 E6 S1 E12 FOP= S4 E11 N4 W2 N2 W7 S2 W2 S E2 N2 E7 S2 E9 FGR= S14 E22 N23 W22 S9 S N9 E23 N35 S.