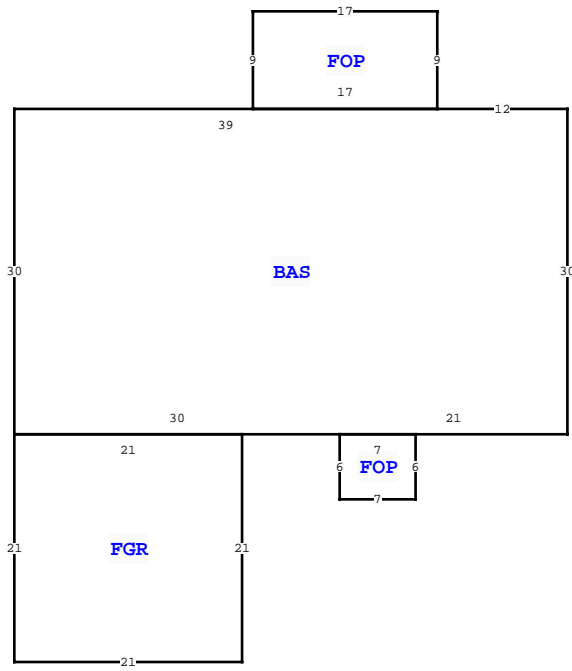


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

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%	2020		Heated Area: 1530		HX Base Yr 2020				



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	1,530	100		1,530	196,200
FGR	441	55		243	31,161
FOP	42	30		13	1,667
FOP	153	30		46	5,899
TOTALS	2,166			1,832	234,926

332 SW GERALD CONNER DR, LAKE CITY

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

EXTRA FEATURES		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	952.00	UT	2.25	2.25	100	2019	2019	3	100	2,142	
2	0070 CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			234,926
TOTAL MARKET OB/XF VALUE			3,142
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			273,068
SOH/AGL Deduction			75,026
ASSESSED VALUE			198,042
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			146,631
TOTAL JUST VALUE			273,068
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37398	SFR	809	11/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/2187	12/20/2019	WD	Q	I	01	209,900
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: VICTOR T & ASHLEY M						
1363/0683	6/26/2018	WD	U	V	11	100
GRANTOR: CATHERINE H BRYAN						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FOP= N9 W17 S9 E17\$ W39 S30 FGR= S21 E21 N21 W21\$ E30 FOP= S6 E7 N6 W7\$ E21 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,142																						
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							