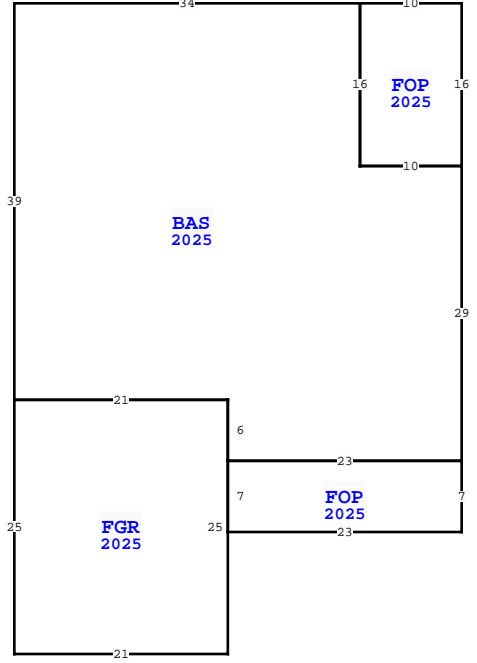


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	1,694	100	2025
FGR	525	55	2025
FOP	160	35	2025
FOP	161	35	2025

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	02	2,095	118.0000	132.16	276,875	2024	2024	0	0	1.00	99.00
1 SINGLE FAM			100% - 2025	Heated Area: 1694		HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	274,106		
TOTAL MARKET OB/XF VALUE	1,860		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	310,966		
SOH/AGL Deduction	196,293		
ASSESSED VALUE	114,673		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	63,262		
TOTAL JUST VALUE	310,966		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	313,735		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048574	New Residential C	200,000	11/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2632	9/17/2024	WD Q	Q	I	01	379,900
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: REEVES JOHN DAWIN J						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	3.00

TOTAL OB/XF																
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	620.00	UT	3.00	3.00	100	2025	2024		100	1,860	

BUILDING NOTES	
711 SW CHESTERFIELD CIR, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=70,10] W34 S39 E21 S6 E23 N29 W10 N16 \$	
FOP=[YR=2025;ORIG=70,10] E10 S16 W10 N16 \$	
FGR=[YR=2025;ORIG=36,49] E21 S25 W21 N25 \$	
POP=[YR=2025;ORIG=57,55] E23 S7 W23 N7 \$	

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					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							