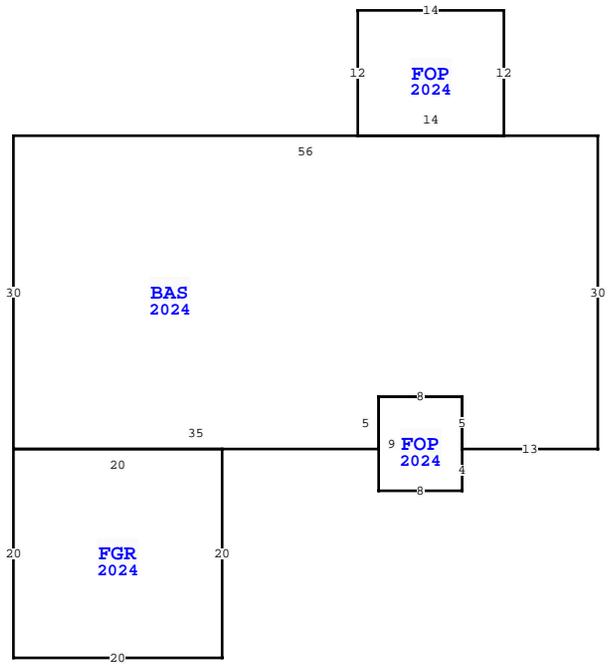


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	06	06	
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	1,640	100	2024
FGR	400	55	2024
FOP	72	30	2024
FOP	168	30	2024
TOTALS	2,280		
		1,932	255,774

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%	- 2024									
				Heated Area:	1640			HX Base Yr	2024			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			255,774
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			294,574
SOH/AGL Deduction			163,046
ASSESSED VALUE			131,528
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			75,117
TOTAL JUST VALUE			294,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046519	New Residential C	200,000	02/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2457	7/15/2024	WD	U	I	11	100
GRANTOR: DREHER CHARLES						
GRANTEE: DREHER CHARLES F TR						
1499/641	9/15/2023	WD	Q	I	01	346,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: DREHER CHARLES						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

TOTAL OB/XF													3,800				
302 SW CHESTERFIELD CIR, LAKE CITY																	

BUILDING NOTES																	
BAS=[YR=2024;ORIG=70,20] W56 S30 E35 N5 E8 S5 E13 N30 \$																	
FGR=[YR=2024;ORIG=14,50] E20 S20 W20 N20 \$																	
FOP=[YR=2024;ORIG=47,8] E14 S12 W14 N12 \$																	
POP=[YR=2024;ORIG=57,45] W8 S9 E8 N4 N5 \$																	

BUILDING DIMENSIONS																	
BAS=[YR=2024;ORIG=70,20] W56 S30 E35 N5 E8 S5 E13 N30 \$																	
FGR=[YR=2024;ORIG=14,50] E20 S20 W20 N20 \$																	
FOP=[YR=2024;ORIG=47,8] E14 S12 W14 N12 \$																	
POP=[YR=2024;ORIG=57,45] W8 S9 E8 N4 N5 \$																	

LAND DESCRIPTION																								
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							