

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

MARKET ADJUSTMENTS																																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
1	SINGLE FAM	0%	- 2024																																		
Heated Area: 1152 HX Base Yr																																					
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,152</td> <td>100</td> <td></td> <td>1,152</td> <td>70,192</td> </tr> <tr> <td>FSP</td> <td>384</td> <td>40</td> <td></td> <td>154</td> <td>9,383</td> </tr> <tr> <td>TOTALS</td> <td>1,536</td> <td></td> <td></td> <td>1,306</td> <td>79,576</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,152	100		1,152	70,192	FSP	384	40		154	9,383	TOTALS	1,536			1,306	79,576
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			79,576
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			79,800
TOTAL MARKET VALUE			160,976
SOH/AGL Deduction			0
ASSESSED VALUE			160,976
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			160,976
TOTAL JUST VALUE			160,976
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055130	Electrical Servic		02/27/2026
000055109	Right-of-Way Acce		02/25/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/140	7/15/2024	LE U		I	14	100
GRANTOR: GERSHON DAVID MARK						
GRANTEE: GERSHON DAVID MARK						
1502/2322	11/08/2023	WD U		I	11	100
GRANTOR: MORALES LAUREN ELIZAB						
GRANTEE: GERSHON DAVID MARK						

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	0296	SHED METAL	0	0	12	12		1.00	UT	0.00		0	3	100	400
2	0190	FPLC PF	0	0	0	0		1.00	UT	1,200.00		1	100	1,200	

979 SW DAISY RD, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/08/2025 MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 S24 E22 FSP= S16 E24 N16 W24\$ E26 N24\$.													

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.70	6,000.00	4,200.00	4,200							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	0.70	6,000.00	4,200.00	75,600							

TOTAL OB/XF													
1,600													