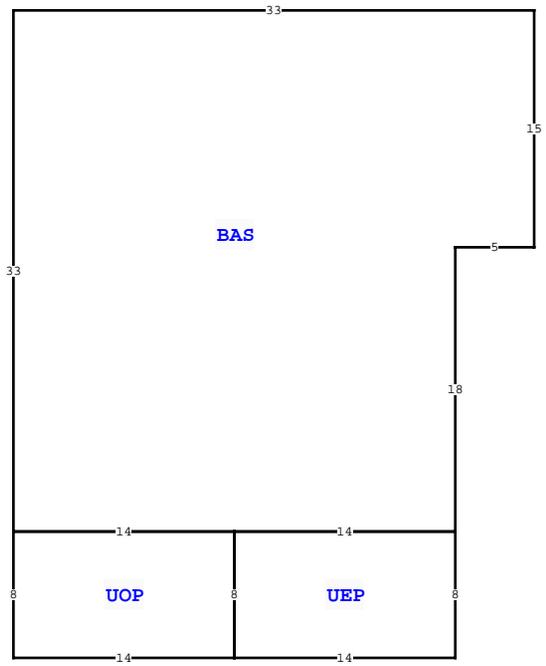




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		2	100
Bathrooms		1	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	999	100	
UEP	112	60	
UOP	112	20	
TOTALS	1,223		1,088
			63,068

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: 999	HX Base Yr 2024



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				63,068	
TOTAL MARKET OB/XF VALUE				10,000	
TOTAL LAND VALUE - MARKET				440,000	
TOTAL MARKET VALUE				97,393	
SOH/AGL Deduction				3,442	
ASSESSED VALUE				93,951	
TOTAL EXEMPTION VALUE	HX HB			51,411	
BASE TAXABLE VALUE				42,540	
TOTAL JUST VALUE				513,068	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				431,965	
LAND:1:1: JOINS 09758-000 & 09777-000					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000051185	Electrical Servic	0	10/21/2024		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1334/0446	2/07/2017	TR	U	I	30
GRANTOR: ALICE P KINSEY TRUSTE					
GRANTEE: ALVIN L PONDS					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W33 S33 UOP= S8 E14 N8 W14\$ E14 UEP= S8E14 N8 W14\$ E14 N18 E5 N15\$.					

EXTRA FEATURES														255 SE GRASSLAND TER, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	MLU
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200							
2	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	800							
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	1,000							
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000							
TOTAL OB/XF 10,000																							

LAND DESCRIPTION																	TOTAL OB/XF 10,000									
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500									
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	65.00	AC		1.00	1.00	1.00	281.00	281.00	18,265									
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	40.00	40.00	560									
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	434,500									