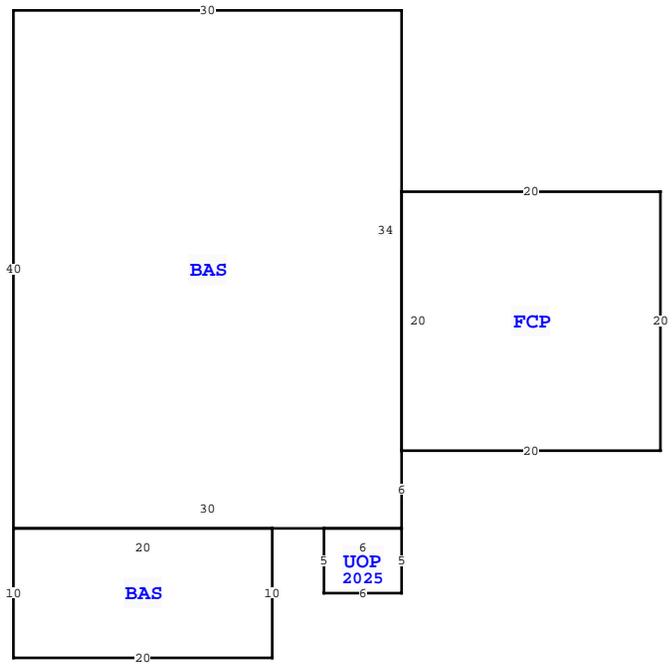


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	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	01
NEIGHBORHOOD/LOC	25315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	200	100	
BAS	1,200	100	
FCP	400	25	
UOP	30	20	2025
TOTALS	1,830		

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%	- 2026	137.97	207,783	1971	2015	0	0	12.50	87.50	
			Heated Area: 1400									
			HX Base Yr									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			181,810
TOTAL MARKET OB/XF VALUE			37,744
TOTAL LAND VALUE - MARKET			20,400
TOTAL MARKET VALUE			239,954
SOH/AGL Deduction			0
ASSESSED VALUE			239,954
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			239,954
TOTAL JUST VALUE			239,954
NCON VALUE			10,800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053748	Electrical Servic		08/01/2025
000052790	Storage Building	11,526	04/02/2025
000052734	Roof Replacement	2,500	03/27/2025
000052723	Electrical Servic		03/27/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/868	1/30/2025	WD	Q	I	01	375,000
GRANTOR: ASCENCIO REINA						
GRANTEE: MERCER KODIE						
1482/2228	1/11/2023	WD	U	I	11	100
GRANTOR: COLE RICHARD C						
GRANTEE: ASCENIO REINA						

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	0280	POOL R/CON	0	0	36	18	UT	70.00	70.00	40	1987	1987	3	40	18,144	
2	0169	FENCE/WOOD	0	0	0	0	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0020	BARN,FR	0	0	24	16	UT	8,000.00	8,000.00	100	2022	2005		100	8,000	
4	0030	BARN,MT	0	0	24	30	UT	15.00	15.00	100	2026	2025		100	10,800	

9086 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W30 S40 E30 N6 N34 \$	
FCP=[ORIG=0,34] E20 N20 W20 S20 \$	
BAS=[ORIG=-30,40] S10 E20 N10 W20 \$	
UOP=[YR=2025;ORIG=0,40] S5 W6 N5 E6 \$	

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	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,400								