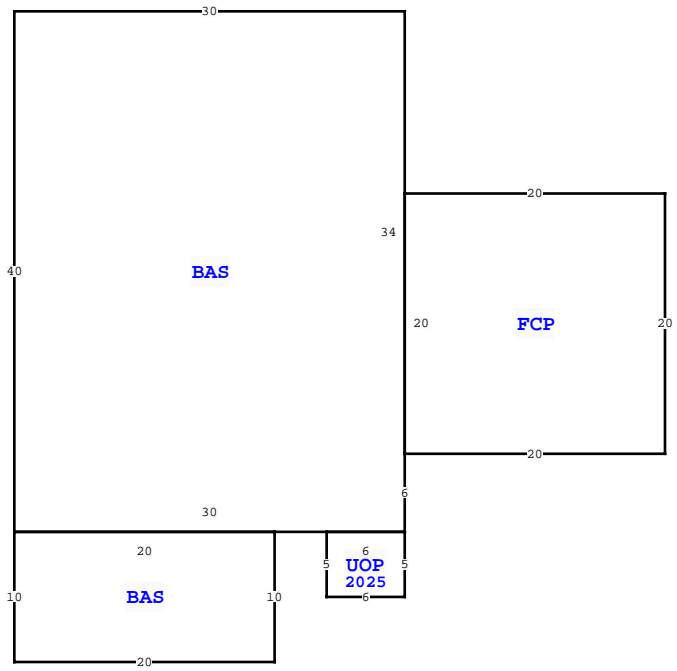


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architctual Units	05 CONV 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
BAS	200 100
BAS	1,200 100
FCP	400 25
UOP	30 20 2025
TOTALS	1,830 1,506 178,621

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,506	121.0230	135.55	204,138	1971	2015	0	0	12.50	87.50		
1 SINGLE FAM 0% - 2026 Heated Area: 1400 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		178,621	
TOTAL MARKET OB/XF VALUE		37,744	
TOTAL LAND VALUE - MARKET		20,400	
TOTAL MARKET VALUE		236,765	
SOH/AGL Deduction		0	
ASSESSED VALUE		236,765	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		236,765	
TOTAL JUST VALUE		236,765	
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							