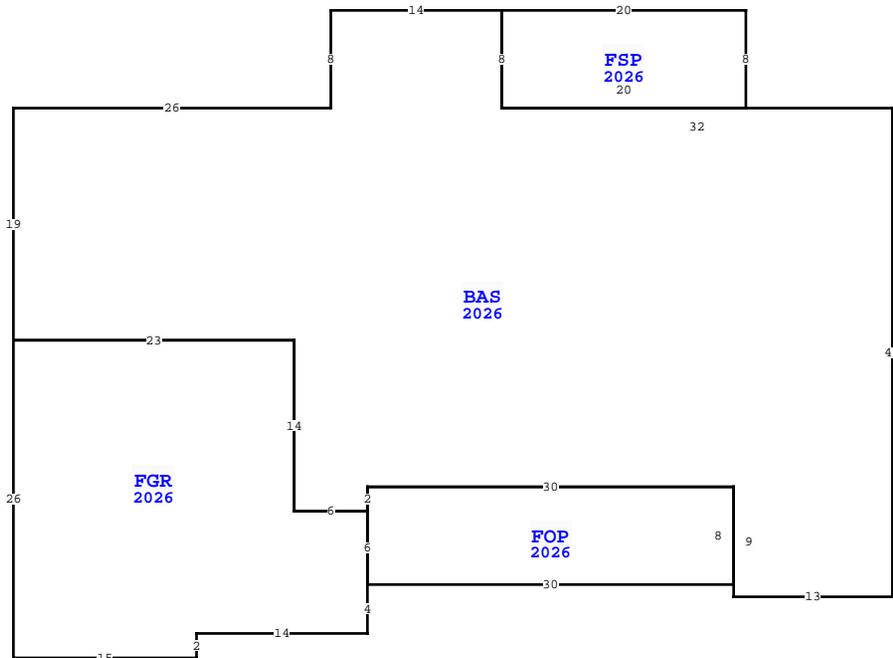




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	01
NEIGHBORHOOD/LOC	25315.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,197	100	2026
FGR	642	55	2026
FOP	240	30	2026
FSP	160	40	2026
TOTALS	3,239		

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%	- 2026								
Heated Area: 2197										HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	352,887			
TOTAL MARKET OB/XF VALUE	24,580			
TOTAL LAND VALUE - MARKET	69,768			
TOTAL MARKET VALUE	447,235			
SOH/AGL Deduction	281,087			
ASSESSED VALUE	166,148			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	114,737			
TOTAL JUST VALUE	447,235			
NCON VALUE	355,467			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	88,861			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050305	New Residential C	400,000	07/09/2024
000050201	Right-of-Way Acce		06/25/2024
000049127	Storage Building	15,999	01/31/2024
000047555	Storage Building	80,000	06/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/846	1/08/2024	WD	Q	V	03	102,000
GRANTOR: HARDY CHARLES						
GRANTEE: CASTRO DIEGO F						
1483/1829	1/30/2023	WD	Q	V	01	80,000
GRANTOR: MIXON AARON WAYNE						
GRANTEE: HARDY CHARLES						

EXTRA FEATURES		259 SW MOSSY OAK WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	9946	Well	0 100
2	0030	BARN, MT	0 100
3	0166	CONC, PAVMT	0 100

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	9946	Well	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	
2	0030	BARN, MT	0 100	0	0	1.00	UT	18,000.00	18,000.00	100	2025	2024		100	18,000	
3	0166	CONC, PAVMT	0 100	0	0	860.00	UT	3.00	3.00	100	2026	2025		100	2,580	
TOTAL OB/XF 24,580																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=70,10] W32 N8 W14 S8 W26 S19 E23 S14 E6 N2 E30 S9 E13 N40 \$	
FSP=[YR=2026;ORIG=38,2] E20 S8 W20 N8 \$	
FOP=[YR=2026;ORIG=57,49] N8 W30 S2 S6 E30 \$	
FGR=[YR=2026;ORIG=21,29] W23 S26 E15 N2 E14 N4 N6 W6 N14 \$	

LAND DESCRIPTION		TOTAL OB/XF 24,580																						
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	6.84	AC		1.00	1.00	0.85	12,000.00	10,200.00	69,768							