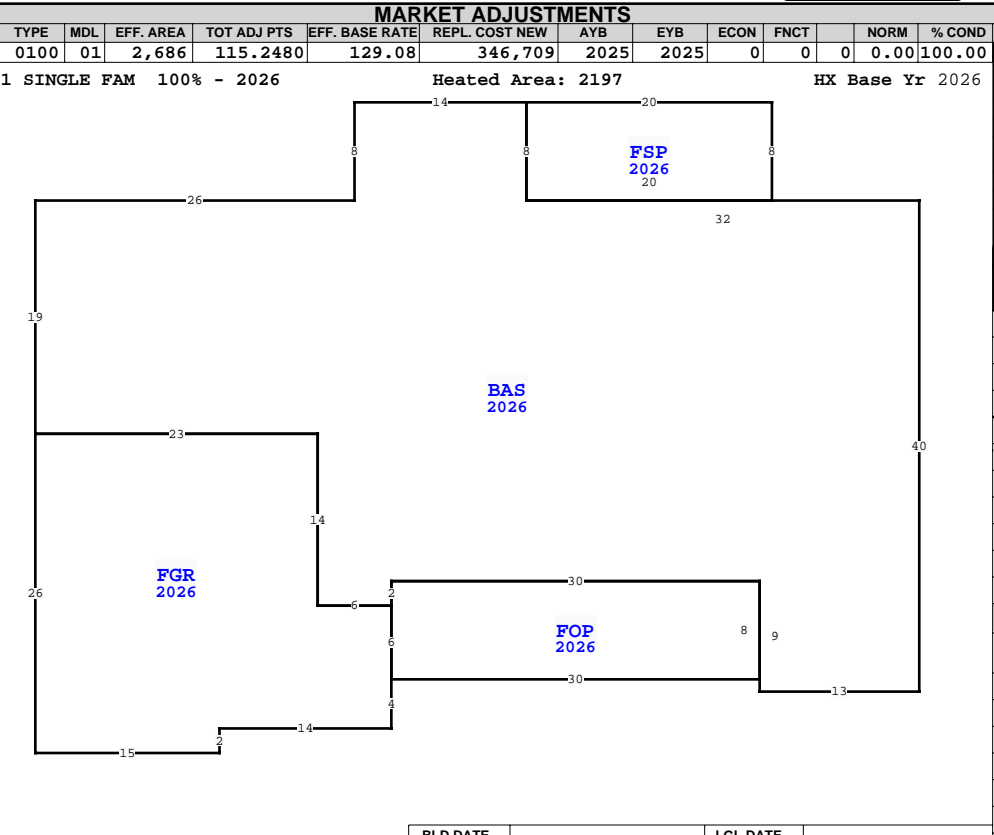




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100	2026	2,197	283,589
FGR	642	55	2026	353	45,565
FOP	240	30	2026	72	9,294
FSP	160	40	2026	64	8,261
TOTALS	3,239			2,686	346,709



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		346,709	
TOTAL MARKET OB/XF VALUE		24,580	
TOTAL LAND VALUE - MARKET		69,768	
TOTAL MARKET VALUE		441,057	
SOH/AGL Deduction		277,204	
ASSESSED VALUE		163,853	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		112,442	
TOTAL JUST VALUE		441,057	
NCON VALUE		349,289	
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	Q	V	03	102,000
GRANTOR: HARDY CHARLES						
GRANTEE: CASTRO DIEGO F						
1483/1829	1/30/2023	WD Q	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	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	100	2024	2023		100	4,000	
2	0030	BARN, MT	0	100	0	0	1.00	UT	18,000.00	100	2025	2024		100	18,000	
3	0166	CONC, PAVMT	0	100	0	0	860.00	UT	3.00	100	2026	2025		100	2,580	

TOTAL OB/XF		24,580	
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
04/22/2026 MLU			

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							