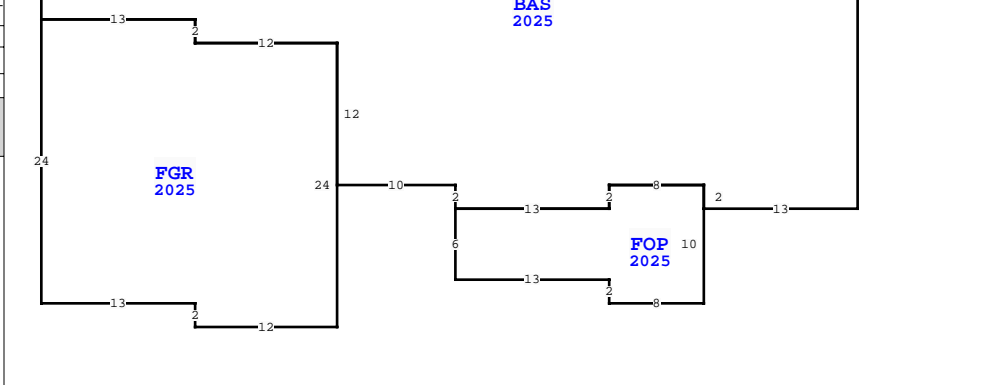


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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% - 2025										Heated Area: 2342	HX Base Yr 2025



Quality		05 05			
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	2,342	100	2025	2,342	267,471
FGR	600	55	2025	330	37,688
FOP	158	30	2025	47	5,368
FOP	198	30	2025	59	6,738
TOTALS	3,298			2,778	317,265

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			317,265	
TOTAL MARKET OB/XF VALUE			1,920	
TOTAL LAND VALUE - MARKET			38,920	
TOTAL MARKET VALUE			358,105	
SOH/AGL Deduction			46,413	
ASSESSED VALUE			311,692	
TOTAL EXEMPTION VALUE	13 VX HX HB		311,692	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			358,105	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			361,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053749	Storage Building	23,000	08/01/2025
000048395	New Residential C	500,000	10/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1825	6/08/2023	WD Q	Q	V	01	70,000

BUILDING NOTES						
GRANTOR: MAXIMUM REAL ESTATE L						
GRANTEE: MILLER CHARLES SAMU						
1413/1096	6/05/2020	WD Q	V	01	35,000	
GRANTOR: KENNETH A & REBECCA P						
GRANTEE: MAXIMUM REAL ESTATE						

EXTRA FEATURES: 452 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	0166	CONC, PAVMT	0	100	0	0	1.00	1,920.00	100	2025	2024		100	1,920	

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	100		A-1	0.00	0.00	2.78	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,920							