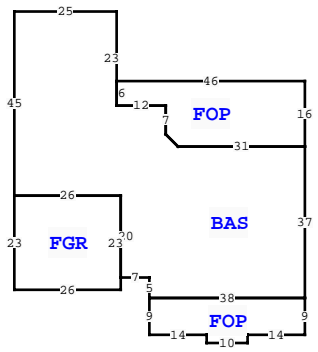
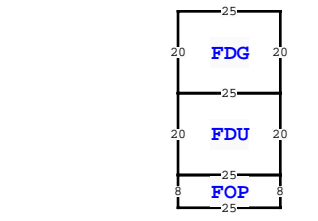


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,174	126.9730	142.21	593,585	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2022 Heated Area: 2892 HX Base Yr 2022													



Quality	07	07			
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	2,892	100		2,892	337,242
FDG	500	60		300	34,984
FDU	500	60		300	34,984
FGR	598	55		329	38,365
FOP	200	30		60	6,997
FOP	362	30		109	12,711
FOP	612	30		184	21,457
TOTALS	5,664			4,174	486,740

350 SW MOSSY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

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	0	3.00	3.00	100	2007	2007	3	100	3,144	
2	0166	CONC, PAVMT	0	100	0	0	0	3.00	3.00	100	2007	2007	3	100	3,144	
3	0280	POOL R/CON	0	100	14	33		70.00	70.00	100	2024	2023		97	31,370	
4	0166	CONC, PAVMT	0	100	0	0	0	3.00	3.00	100	2024	2023		100	4,176	
5	0120	CLFENCE	4	0	100	0	0	1,000.00	1,000.00	100	2024	2023		100	1,000	
6	0104	GENERATOR	0	100	0	0	0	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF 48,234

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	3.08	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,960							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	486,740			
TOTAL MARKET OB/XF VALUE	48,234			
TOTAL LAND VALUE - MARKET	36,960			
TOTAL MARKET VALUE	571,934			
SOH/AGL Deduction	35,307			
ASSESSED VALUE	536,627			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	485,216			
TOTAL JUST VALUE	571,934			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	576,953			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050222	Electrical Servic	0	06/26/2024
000045621	Roof Replacement	29,000	10/05/2022
000042849	Swimming Pool and	59,000	09/28/2021
25620	GARAGE	311	03/14/2007
24533	SFR	778	05/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/863	11/12/2024	LE U		I	14	100
GRANTOR: HENRY CHRISTOPHER TRA						
GRANTEE: HENRY FAMILY REVOCA						
1435/539	4/14/2021	WD Q	I	01		499,900
GRANTOR: WARD BAYNARD J						
GRANTEE: HENRY CHRISTOPHER T						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W25 S45 E26 S20 E7 S5 E38 N37 W31 U3L3 N7 W12 N23 \$	
FOP=[ORIG=46,33] N16 W46 S6 E12 S7 D3R3 E31 \$	
FGR=[ORIG=-25,45] S23 E26 N23 W26 \$	
FDU=[ORIG=40,-38] N20 W25 S20 E25 \$	
FDG=[ORIG=40,-58] N20 W25 S20 E25 \$	
POP=[ORIG=8,70] S9 E14 S2 E10 N2 E14 N9 W38 \$	
POP=[ORIG=40,-30] N8 W25 S8 E25 \$	