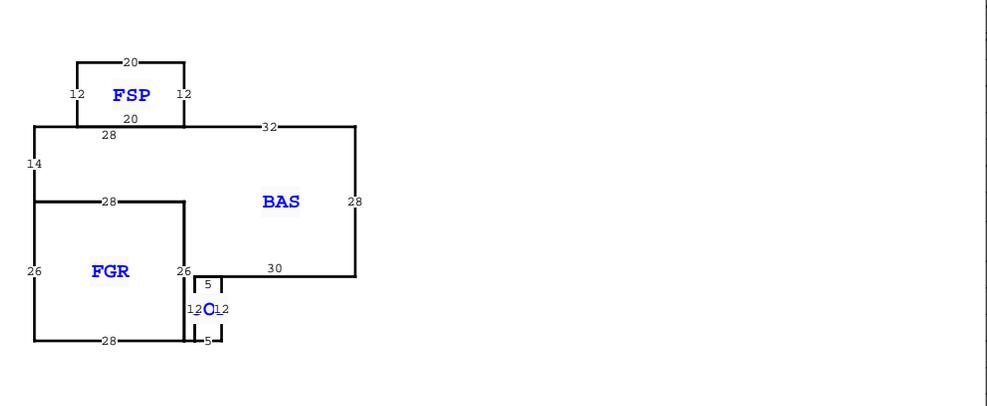


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 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		
0100	01	3,029	115.9053	132.13	400,222	1987	1987	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 2501 HX Base Yr													



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		25416.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100		1,312	112,681
FGR	728	55		400	34,354
FSP	240	40		96	8,245
FUS	1,189	100		1,189	102,117
UOP	60	20		12	1,031
UOP	100	20		20	1,718
TOTALS	3,629			3,029	260,144

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	260,144			
TOTAL MARKET OB/XF VALUE	5,890			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	288,534			
SOH/AGL Deduction	0			
ASSESSED VALUE	288,534			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	288,534			
TOTAL JUST VALUE	288,534			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	279,966			
SALE:3:1: LOT 3, BLK B PICCADILLY PARK SOUTH				
SALE:2:1: LOT 3 BLOCK B PICCADILLY PARK SOUTH				
SALE:1:1: LOT 3 BLK B PICCADILLY PARK SOUTH				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2333	7/17/2025	WD	Q	I	01	320,000
GRANTOR: HOUGH BRADLEY THOMAS						
GRANTEE: PERLA CALEB						
1477/2488	10/21/2022	WD	Q	I	01	300,000
GRANTOR: LAW DREW E III						
GRANTEE: HOUGH BRADLEY THOMA						

EXTRA FEATURES 814 SW COUNTY ROAD 242 , 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,090	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	0	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W32 FSP= N12 W20 S12 E20\$ W28 S14 FGR= S26 E28 N26W28\$ E28 S26 E2 N12 UOP= S12 E5 N12 W5\$ E30 N28 \$ PTR=N30 FUS= N41 W14 UOP= N10 W10 S10 E10\$ W15 S41 E29\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,890																						
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		RSF	1153.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							