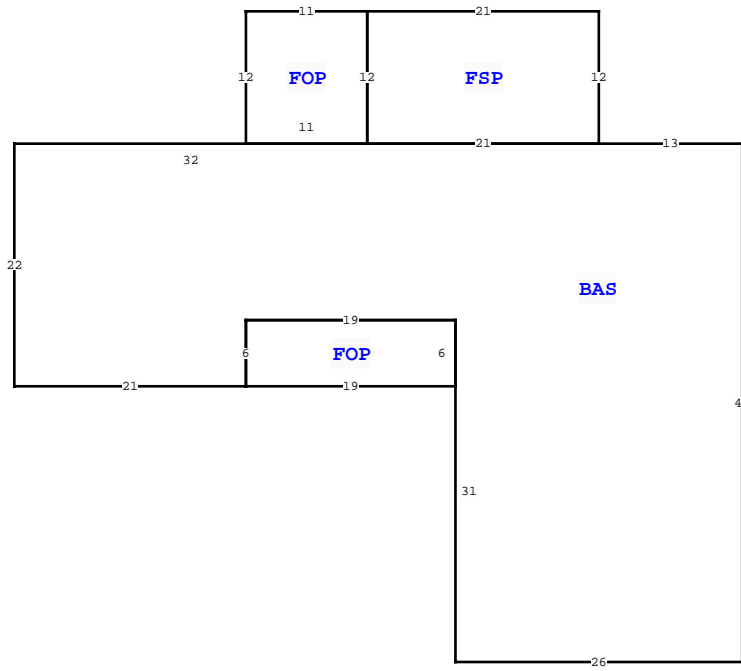




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 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	2,163	118.8000	133.06	287,809	1976	1995	0	0	0	30.00	70.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1988 HX Base Yr													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	25416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100		1,988	185,166
FOP	114	30		34	3,167
FOP	132	30		40	3,725
FSP	252	40		101	9,407
TOTALS	2,486			2,163	201,466

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			201,466	
TOTAL MARKET OB/XF VALUE			5,842	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			237,308	
SOH/AGL Deduction			0	
ASSESSED VALUE			237,308	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			237,308	
TOTAL JUST VALUE			237,308	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			240,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18493	REMODEL	55	07/10/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1137	11/18/2025	WD	Q	I	01	265,000
GRANTOR: TUSSLER KYLE WILLIAM						
GRANTEE: RAMOS JORGE LUIS						
1353/2236	2/16/2018	WD	Q	I	01	180,000
GRANTOR: MELANIE R GREEN						
GRANTEE: KYLE WILLIAM & CECI						

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	100	2,000	
2	0294	SHED WOOD/	0	0	12	34	UT	7.50	7.50	70	1993	1993	3	70	2,142	
3	0040	BARN, POLE	0	0	20	30	UT	2.50	2.50	100	1993	1993	3	100	1,500	
4	0080	DECKING	0	0	0	0	UT	0.00	0.00	100	2009	2009	3	100	200	

307 SW RAYBURN CT, LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	04/10/2025	
										INC DATE		AG DATE	MLU	
TOTAL OB/XF														5,842

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W13 FSP= N12 W21 S12 E21\$ W21 FOP= N12 W11 S12 E11\$ W32 S22 E21 FOP= E19 N6 W19S6\$ N6 E19 S31 E26 N47\$.													

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	0		*RSPM	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							