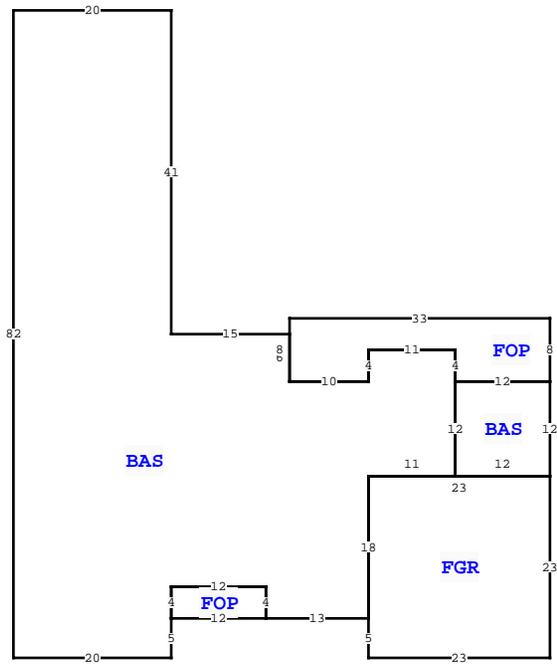


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	144	100	
BAS	2,608	100	
FGR	529	55	
FOP	48	30	
FOP	220	30	
TOTALS	3,549		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,123	142.8446	159.99	499,649	1985	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 2752 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			324,772
TOTAL MARKET OB/XF VALUE			47,528
TOTAL LAND VALUE - MARKET			162,000
TOTAL MARKET VALUE			534,300
SOH/AGL Deduction			16,005
ASSESSED VALUE			518,295
TOTAL EXEMPTION VALUE	HX HB VP		98,099
BASE TAXABLE VALUE			420,196
TOTAL JUST VALUE			534,300
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			534,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049426	Remodel	13,221	03/14/2024
000044551	Electrical Servic	0	05/27/2022
12549	POOL	70	05/22/1997
12260	POOL	125	03/11/1997
7249	ADDN SFR	19,000	06/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/774	10/22/2024	LE	U	I	14	100
GRANTOR: SPAZIANI EUGENE J III						
GRANTEE: SPAZIANI EUGENE J I						
1429/3	1/27/2021	WD	Q	I	01	512,000
GRANTOR: TUGGLE LISBETH S						
GRANTEE: SPAZIANI EUGENE J I						

EXTRA FEATURES		435 SW RIDGE ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0011	BARN, BLK A	0 100
3	0080	DECKING	0 100
4	0190	FPLC PF	0 100
5	0280	POOL R/CON	0 100
6	0166	CONC, PAVMT	0 100
7	0282	POOL ENCL	0 100
8	0169	FENCE/WOOD	0 100
9	0040	BARN, POLE	0 100

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	UT	0.00	0.00	100	1985	1985	3	100	300	
2	0011	BARN, BLK A	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	14,800	
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0280	POOL R/CON	0 100	36	16	576.00	UT	70.00	70.00	100	1997	1997	3	40	16,128	
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,200	
7	0282	POOL ENCL	0 100	0	0	800.00	UT	15.00	15.00	100	1997	1997	3	40	4,800	
8	0169	FENCE/WOOD	0 100	0	0	1.00	UT	6,000.00	6,000.00	50	1993	1993	3	50	3,000	
9	0040	BARN, POLE	0 100	24	60	1,440.00	UT	2.50	2.50	100	2009	2009	3	100	3,600	
TOTAL OB/XF 47,528																

BUILDING NOTES	
BLD DATE 04/20/2022 MLU	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] N4 W11 S4 W10 N6 W15 N41 W20 S82 E20 N5 N4 E12 S4 E13 N18 E11 N12 \$	
FGR=[ORIG=-11,30] S5 E23 N23 W23 S18 \$	
FOP=[ORIG=0,0] E12 N8 W33 S8 E10 N4 E11 S4 \$	
BAS=[ORIG=0,12] E12 N12 W12 S12 \$	
FOP=[ORIG=-36,30] E12 N4 W12 S4 \$	

LAND DESCRIPTION		TOTAL OB/XF 47,528																						
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	3.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	162,000							