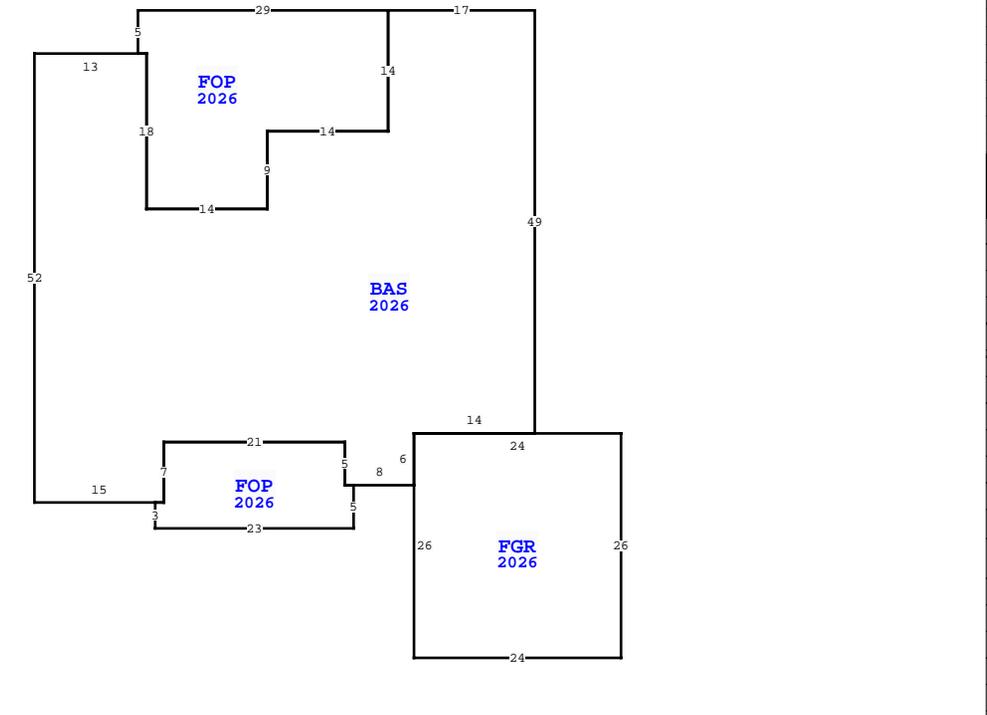


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

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%	- 2026		398,801	2025	2025	0	0	0.00	100.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2026	2,448	324,017
FGR	624	55	2026	343	45,399
FOP	218	30	2026	65	8,603
FOP	523	30	2026	157	20,781
TOTALS	3,813			3,013	398,801

632 SW RIDGE ST, LAKE CITY

BLD DATE	LGL DATE	04/20/2022	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0166	CONC,PAVMT	0	100	0	4,200.00	UT	3.50	3.50	100	2026	2025		100	14,700	

TOTAL OB/XF 14,700

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		398,801	
TOTAL MARKET OB/XF VALUE		14,700	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		473,501	
SOH/AGL Deduction		111,500	
ASSESSED VALUE		362,001	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		310,590	
TOTAL JUST VALUE		473,501	
NCON VALUE		413,501	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054975	Storage Building	23,500	02/09/2026
000052031	New Residential C	560,850	01/09/2025
000051236	Right-of-Way Acce		10/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/2324	7/11/2022	WD	U	V	30	90,000
GRANTOR: JOHN B HUNTER REVOCAB						
GRANTEE: HUNTER KYLE						
1414/1543	6/30/2020	WD	Q	V	01	82,500
GRANTOR: KEITH WILLIAM BROWN T						
GRANTEE: JOHN B HUNTER & MIC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=5,-21] W17 S14 W14 S9 W14 N18 W13 S52 E15 N7 E21 S5 E8 N6 E14 N49 \$											
FGR=[YR=2026;ORIG=-9,28] E24 S26 W24 N26 \$											
POP=[YR=2026;ORIG=-12,-21] W29 S5 E1 S18 E14 N9 E14 N14 \$											
POP=[YR=2026;ORIG=-38,29] S7 W1 S3 E23 N5 W1 N5 W21 \$											