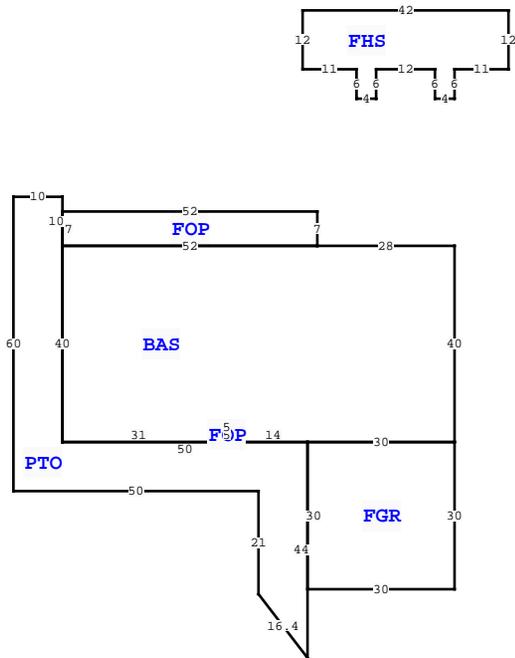




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,185	100	
FGR	900	55	
FHS	552	60	
FOP	15	30	
FOP	364	30	
PTO	1,375	5	
TOTALS	6,391		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	4,193	88.7490	101.17	424,206	1997	1997	0	0	0	28.00	72.00		
1 SINGLE FAM 100% - 2021 Heated Area: 3737 HX Base Yr 2021														



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	305,428			
TOTAL MARKET OB/XF VALUE	3,350			
TOTAL LAND VALUE - MARKET	51,000			
TOTAL MARKET VALUE	359,778			
SOH/AGL Deduction	70,687			
ASSESSED VALUE	289,091			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	237,680			
TOTAL JUST VALUE	359,778			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	354,352			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10375	SFR	490	10/25/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2111	4/22/2026	WD	U	I	30	130,600
GRANTOR: URSU JEFFERY MICHAEL						
GRANTEE: URSU JEFFERY MICHAEL						
1563/739	3/09/2026	WD	Q	I	01	385,000
GRANTOR: MURPHY THOMAS M						
GRANTEE: URSU JEFFERY MICHAEL						

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	30	30	UT	1.50	1.50	100	1997	1997	3	100	1,350	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	

TOTAL OB/XF														3,350			
786 SW BOZEMAN CT, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/22/2026
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W28 W52 S40 E31 N3 E5 S3 E14 E30 N40 \$													
PTO=[ORIG=-80,0] N10 W10 S60 E50 S21 D13R10 N44 W50 N40 \$													
FGR=[ORIG=-30,40] S30 E30 N30 W30 \$													
FHS=[ORIG=0,-30] N6 E11 N12 W42 S12 E11 S6 E4 N6 E12 S6 E4 \$													
FOP=[ORIG=-28,0] N7 W52 S7 E52 \$													
FOP=[ORIG=-49,40] E5 N3 W5 S3 \$													

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	51,000							