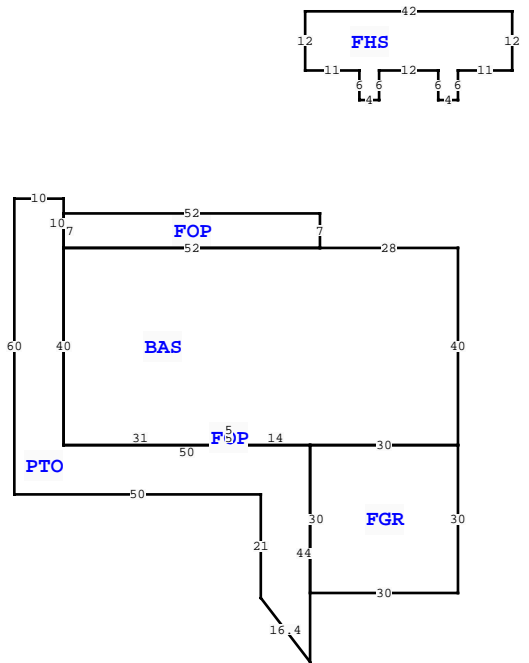




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
17	MSNRY STUC 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	5	100
	Bathrooms	2	100
	Frame	NONE	100
1.1	1.100		
05	CONV 100		
	Units	0	100
02	02 100		
01	01 100		
05	05		
0100	SINGLE FAMILY		
	MAP NUM		01
	NEIGHBORHOOD/LOC	26315.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,185	100	3,185 227,944
FGR	900	55	495 35,426
FHS	552	60	331 23,689
FOP	15	30	4 287
FOP	364	30	109 7,801
PTO	1,375	5	69 4,938
TOTALS	6,391		4,193 300,084

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	99.40	416,784	1997	1997	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	300,084			
TOTAL MARKET OB/XF VALUE	3,350			
TOTAL LAND VALUE - MARKET	51,000			
TOTAL MARKET VALUE	354,434			
SOH/AGL Deduction	65,343			
ASSESSED VALUE	289,091			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	237,680			
TOTAL JUST VALUE	354,434			
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															
XF DATE															
INC DATE															
LGL DATE															
LAND DATE															
AG DATE															
04/22/2026 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								