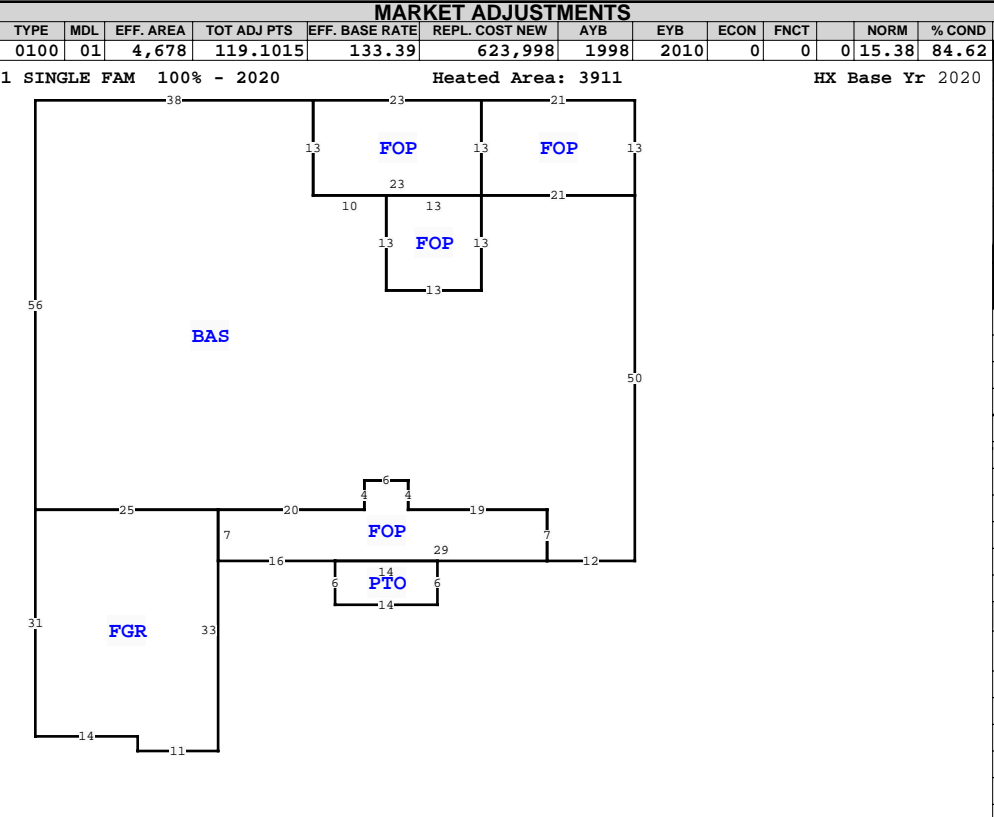


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	N/A 100
Stories	1. 1. 100
Architectural	05 CONV 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 06



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,911	100		3,911	441,452
FGR	797	55		438	49,439
FOP	169	30		51	5,757
FOP	273	30		82	9,256
FOP	299	30		90	10,159
FOP	339	30		102	11,513
PTO	84	5		4	452
<b>TOTALS</b>	<b>5,872</b>			<b>4,678</b>	<b>528,027</b>

336 NW PRIMITIVE GLN, LAKE CITY

BLD DATE	LGL DATE	04/09/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES		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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1998	1998	3	100	1,244	
3	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2001	2001	3	40	14,336	
4	0166	CONC, PAVMT	0	100	0	0	UT	1,389.00	1.50	30	2001	2001	3	30	625	
5	0260	PAVEMENT-A	0	100	0	0	UT	8,080.00	1.00	100	2001	2001	3	100	8,080	
6	0031	BARN, MT AE	0	100	32	24	UT	768.00	12.00	100	2001	2001	3	100	9,216	
7	0296	SHED METAL	0	100	0	0	UT	1.00	0.00	100	2001	2001	3	100	2,000	
8	0166	CONC, PAVMT	0	100	0	0	UT	1.00	0.00	100	2009	2009	3	100	100	
9	0031	BARN, MT AE	0	100	32	24	UT	768.00	12.00	100	2019	2019	3	100	9,216	
10	0104	GENERATOR	0	100	0	0	UT	1.00	6,000.00	100	2021	2020		70	4,200	

TOTAL OB/XF 50,217

LAND DESCRIPTION		TOT LND UTS	UNIT TYPE	DPTH 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	10.56	AC	1.00	1.00	1.00	9,000.00	9,000.00	95,040							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			528,027
TOTAL MARKET OB/XF VALUE			50,217
TOTAL LAND VALUE - MARKET			95,040
TOTAL MARKET VALUE			673,284
SOH/AGL Deduction			161,287
ASSESSED VALUE			511,997
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			460,586
TOTAL JUST VALUE			673,284
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			680,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043521	Roof Replacement	31,600	01/12/2022
40650	GENERATOR	0	09/30/2020
38588	STORAGE	181	09/11/2019
18106	POOL	100	03/29/2001
17998	ADDN SFR	75	03/01/2001
13560	SFR	595	01/26/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1586	6/21/2019	WD	U	I	30	100
GRANTOR: JOHN KUYKENDALL						
GRANTEE: JOHN G & JANET N KU						
1383/1880	4/30/2019	WD	Q	I	01	467,000
GRANTOR: JAY SCOTT & JONI SUE						
GRANTEE: JOHN KUYKENDALL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W38 S56 FGR= S31 E14 S2E11 N33 W25\$ E25 FOP= S7 E16 PTO= S6 E14 N6 W14\$ E29 N7 W19 N4 W6 S4 W20\$ E20 N4 E6 S4E19 S7 E12 N50 FOP= N13 W21 S13 E21\$ W21 FOP= N13 W23 S13 E23\$ FOP= W13 S13 E13N13\$ S13 W13 N13 W10 N13\$.	