

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	09	09	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	441	100	
BAS	529	100	
BAS	1,130	100	
BAS	2,794	100	
FDG	875	60	
FOP	20	30	
FOP	48	30	
FOP	147	30	
PTO	160	5	
PTO	189	5	
TOTALS	6,333		5,500

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%	- 2006		877,745	2000	2000	0	0	25.00	75.00

Heated Area: 4894 HX Base Yr 2006

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	658,309			
TOTAL MARKET OB/XF VALUE	34,562			
TOTAL LAND VALUE - MARKET	194,175			
TOTAL MARKET VALUE	887,046			
SOH/AGL Deduction	247,333			
ASSESSED VALUE	639,713			
TOTAL EXEMPTION VALUE	14 HX HB		639,713	
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	887,046			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	897,200			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23083	POOL	225	04/29/2005
23035	ADDN SFR	632	04/15/2005
17033	SFR	395	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/0400	4/02/2014	WD	Q	V	03	46,800

GRANTOR: SHIRLEY W BLACKMON
 GRANTEE: JON CLEVELAND
 1038/0761 2/24/2005 WD U I 08 380,000
 GRANTOR: THOMAS & GRIFFIN (JTW)
 GRANTEE: CLEVELAND

EXTRA FEATURES															448 NW PRIMITIVE GLN, LAKE CITY	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2000	2000	3	100	1,200	
2	0031	BARN, MT AE	0	100	20	20	400.00	UT	10.00	100	2000	2000	3	100	4,000	
3	0166	CONC, PAVMT	0	100	0	0	874.00	UT	1.50	100	2000	2000	3	100	1,311	
4	0251	LEAN TO W/	0	100	12	20	240.00	UT	3.00	100	2000	2000	3	100	720	
5	0251	LEAN TO W/	0	100	12	20	240.00	UT	3.00	100	2000	2000	3	100	720	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2005	2005	3	100	2,000	
7	0280	POOL R/CON	0	100	0	0	492.00	UT	70.00	100	2005	2005	3	47	16,187	
8	0166	CONC, PAVMT	0	100	0	0	4,212.00	UT	2.00	100	2005	2005	3	100	8,424	

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

BUILDING DIMENSIONS									
BAS= W11 PTO= N10 W16 S10 E16\$ W33 U3 L3 W9 L3 D3 BAS= W12 FOP= N8 W6 S8 E6\$ W6 N8 W22 S23 E10 S12 E27 N2 E3 N25\$ S38 BAS= W23 S23 E23 N23\$ S13 E15 FOP= E5 N4 W5 S4\$N4 E5 S4 E18 BAS= S10 E21 FOP= E7 PTO= E9 N21 W9 S21\$ N21 W7 S21\$ N21 W21 S11\$ N11 E21 N40\$ PTR= N30 FDG= N25 W35 S25 E35\$ S30\$.									

LAND DESCRIPTION										TOTAL OB/XF										34,562				
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		00	0.00	0.00	14.20	AC		1.00	1.00	1.00	7,500.00	7,500.00	106,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.69	AC		1.00	1.00	1.00	7,500.00	7,500.00	87,675							