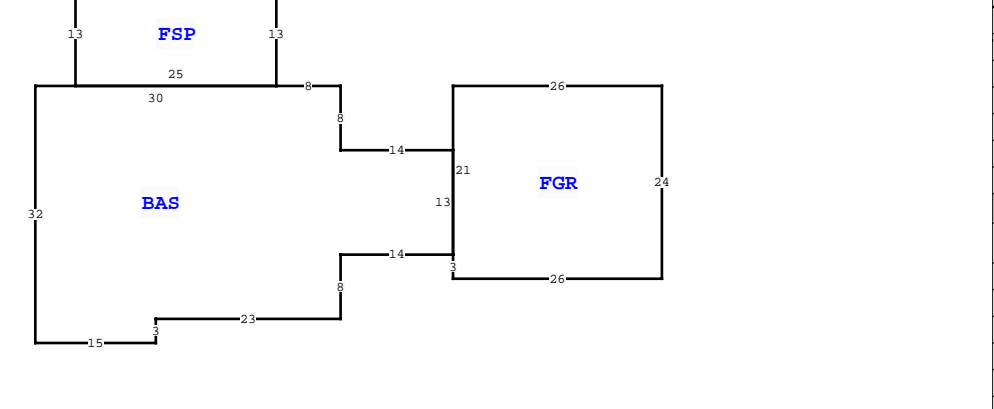


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,949	124.8471	139.83	412,359	1985	1985	0	0	35.00	65.00		



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC					
26316.030	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100		1,329	120,792
FGR	624	55		343	31,175
FSP	325	40		130	11,816
FUS	1,147	100		1,147	104,250
TOTALS	3,425			2,949	268,033

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		268,033	
TOTAL MARKET OB/XF VALUE		4,150	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		314,183	
SOH/AGL Deduction		0	
ASSESSED VALUE		314,183	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		314,183	
TOTAL JUST VALUE		314,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048283	Roof Replacement	15,750	09/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/505	11/30/2021	WD	Q	I	01	255,000
GRANTOR: TURKEY CREEK PHASE 1						
GRANTEE: BRAWLEY LAURIE						
1446/499	8/20/2021	WD	U	I	37	219,500
GRANTOR: DILWORTH DONALD H						
GRANTEE: TURKEY CREEK PHASE						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,250	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	0	10	36	360.00	UT	2.50	2.50	100	1993	1993	3	100	900	

TOTAL OB/XF														4,150	
1290 NW FRONTIER DR, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/03/2025		MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W8 FSP= N13 W25 S13 E25\$ W30 S32 E15 N3 E23 N8 E14 FGR= S3 E26 N24 W26 S21\$ N13 W14 N8\$ PTR=N20 FUS= N29 W38 S32 E15 N3 E23\$ S20\$.													

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							