

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																																																																																																																																																																																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																																																																																																																													
															STANDARD																																																																																																																																																																																																																																													
<table border="1"> <tr> <td colspan="2">VALUATION BY</td> <td colspan="13"></td> <td colspan="2">STANDARD</td> </tr> <tr> <td colspan="2">Tax Group: 3</td> <td colspan="13"></td> <td colspan="2">Tax Dist:</td> </tr> <tr> <td colspan="2">BUILDING MARKET VALUE</td> <td colspan="13"></td> <td colspan="2">0</td> </tr> <tr> <td colspan="2">TOTAL MARKET OB/XF VALUE</td> <td colspan="13"></td> <td colspan="2">34,720</td> </tr> <tr> <td colspan="2">TOTAL LAND VALUE - MARKET</td> <td colspan="13"></td> <td colspan="2">65,000</td> </tr> <tr> <td colspan="2">TOTAL MARKET VALUE</td> <td colspan="13"></td> <td colspan="2">99,720</td> </tr> <tr> <td colspan="2">SOH/AGL Deduction</td> <td colspan="13"></td> <td colspan="2">3,728</td> </tr> <tr> <td colspan="2">ASSESSED VALUE</td> <td colspan="13"></td> <td colspan="2">95,992</td> </tr> <tr> <td colspan="2">TOTAL EXEMPTION VALUE</td> <td colspan="13"></td> <td colspan="2">0</td> </tr> <tr> <td colspan="2">BASE TAXABLE VALUE</td> <td colspan="13"></td> <td colspan="2">95,992</td> </tr> <tr> <td colspan="2">TOTAL JUST VALUE</td> <td colspan="13"></td> <td colspan="2">99,720</td> </tr> <tr> <td colspan="2">NCON VALUE</td> <td colspan="13"></td> <td colspan="2">27,000</td> </tr> <tr> <td colspan="2">INCOME VALUE</td> <td colspan="13"></td> <td colspan="2"></td> </tr> <tr> <td colspan="2">PREVIOUS YEAR MKT VALUE</td> <td colspan="13"></td> <td colspan="2">62,720</td> </tr> </table>															VALUATION BY															STANDARD		Tax Group: 3															Tax Dist:		BUILDING MARKET VALUE															0		TOTAL MARKET OB/XF VALUE															34,720		TOTAL LAND VALUE - MARKET															65,000		TOTAL MARKET VALUE															99,720		SOH/AGL Deduction															3,728		ASSESSED VALUE															95,992		TOTAL EXEMPTION VALUE															0		BASE TAXABLE VALUE															95,992		TOTAL JUST VALUE															99,720		NCON VALUE															27,000		INCOME VALUE																	PREVIOUS YEAR MKT VALUE															62,720	
VALUATION BY															STANDARD																																																																																																																																																																																																																																													
Tax Group: 3															Tax Dist:																																																																																																																																																																																																																																													
BUILDING MARKET VALUE															0																																																																																																																																																																																																																																													
TOTAL MARKET OB/XF VALUE															34,720																																																																																																																																																																																																																																													
TOTAL LAND VALUE - MARKET															65,000																																																																																																																																																																																																																																													
TOTAL MARKET VALUE															99,720																																																																																																																																																																																																																																													
SOH/AGL Deduction															3,728																																																																																																																																																																																																																																													
ASSESSED VALUE															95,992																																																																																																																																																																																																																																													
TOTAL EXEMPTION VALUE															0																																																																																																																																																																																																																																													
BASE TAXABLE VALUE															95,992																																																																																																																																																																																																																																													
TOTAL JUST VALUE															99,720																																																																																																																																																																																																																																													
NCON VALUE															27,000																																																																																																																																																																																																																																													
INCOME VALUE																																																																																																																																																																																																																																																												
PREVIOUS YEAR MKT VALUE															62,720																																																																																																																																																																																																																																													
BLDG:2:1: EDGE MH (DERRICK DREW LIVES HERE) SALE:1:1: LOT 2 BLOCK A LANGTREE																																																																																																																																																																																																																																																												
PERMIT NUM				DESCRIPTION				AMT				ISSUED																																																																																																																																																																																																																																																
000052880				Storage Building				35,300				04/14/2025																																																																																																																																																																																																																																																
000052835				Right-of-Way Acce								04/07/2025																																																																																																																																																																																																																																																
000051711				Electrical Servic				0				12/04/2024																																																																																																																																																																																																																																																
20242				M H				125				12/18/2002																																																																																																																																																																																																																																																
				M H				0				01/25/1995																																																																																																																																																																																																																																																
9181				M H				125				12/19/1994																																																																																																																																																																																																																																																

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1526/3	10/22/2024	WD	Q	I	01	70,000			
GRANTOR: PATON PAMELA J									
GRANTEE: FERNANDEZ FAMILY FA									
1049/0991	6/10/2005	WD	Q	I		94,000			
GRANTOR: BRUCE PERRY									
GRANTEE: PAMALA J & EDWARD P									

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
7752 SW COUNTY ROAD 242 , LAKE CITY																		05/07/2026		MLU

LAND DESCRIPTION															TOTAL OB/XF									
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	0040	BARN, POLE	0	0	24	24	576.00	UT	2.50	2.50	50	2004	2004	3	50	720								
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000								
3	0030	BARN, MT	0	0	30	50	1,500.00	UT	18.00	18.00	100	2026	2025		100	27,000								

BUILDING NOTES														
BUILDING DIMENSIONS														