

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,378	118.1169	134.65	454,848	2007	2007	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 2399 HX Base Yr 2009

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		372,975	
TOTAL MARKET OB/XF VALUE		24,210	
TOTAL LAND VALUE - MARKET		38,250	
TOTAL MARKET VALUE		435,435	
SOH/AGL Deduction		132,940	
ASSESSED VALUE		302,495	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		251,084	
TOTAL JUST VALUE		435,435	
NCON VALUE		27,562	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,897	

Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	27216.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100		2,399	264,881
FCP	598	25	2026	150	16,562
FGR	1,107	55		609	67,242
FOP	117	30		35	3,865
FSP	463	40		185	20,426
TOTALS	4,684			3,378	372,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053746	Storage Building	46,000	08/01/2025
000053109	Storage Building	12,000	05/14/2025
000045784	Roof Replacement	31,717	10/26/2022
24580	SFR	672	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0265	2/10/2006	WD	U	V	08	30,000

GRANTOR: MARY ALICE SINCLAIR
GRANTEE: WILLIAM AND CARMEN

1074/0264	3/18/2004	QC	Q	V	01	100
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GRANTOR: JAMES LEWIS WYNN (PER
GRANTEE: MARY ALICE SINCLAIR

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	3,684.00	UT	2.50	100	2007	2007	3	100	9,210	
3	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	100	2023	2022		100	2,000	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	1,200.00	100	2026	2025		100	1,200	
5	0030	BARN, MT	0	100	0	0	1.00	UT	9,800.00	100	2026	2025		100	9,800	

7392 NW US HIGHWAY 41 , LAKE CITY											
BLD DATE		LGL DATE		04/14/2025		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W15 S28 W17 S26 E9 S1 E8 N1 E10 N4 E11 N4 E9 S7 E5 S1 E7 N1 E5 N39 U3L3 W6 D6L6 W11 U3L3 W3 N14 \$											
FGR=[ORIG=-15,0] N13 W27 S41 E27 N28 \$											
FSP=[ORIG=32,14] N14 W32 S14 E3 D3R3 E11 U6R6 E6 D3R3 \$											
FOP=[ORIG=6,50] S9 E9 N13 W9 S4 \$											
FCP=[YR=2026;ORIG=-101,-3] E23 S26 W23 N26 \$											

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	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							