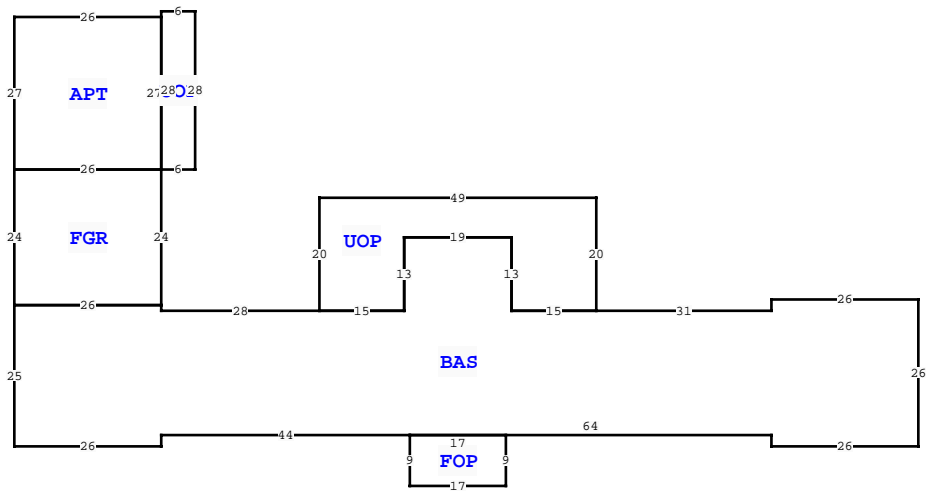


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		6 100			
Bathrooms		4.5 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	27316.080	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	702	100		702	64,097
BAS	3,949	100		3,949	360,565
FGR	624	55		343	31,318
FOP	153	30		46	4,200
UOP	168	20		34	3,104
UOP	733	20		147	13,422
TOTALS	6,329			5,221	476,706

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%	- 2023		733,394	1985	1985	0	0	35.00	65.00
				Heated Area: 4651			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		476,706	
TOTAL MARKET OB/XF VALUE		16,527	
TOTAL LAND VALUE - MARKET		37,800	
TOTAL MARKET VALUE		531,033	
SOH/AGL Deduction		33,320	
ASSESSED VALUE		497,713	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		446,302	
TOTAL JUST VALUE		531,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042642	Roof Replacement	31,200	08/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1959	10/31/2022	WD	Q	I	01	642,500
GRANTOR: MAI LUCILLE E REVOCAB						
GRANTEE: BREDBENNER JEFFREY						
1459/843	2/14/2022	QC	U	I	11	100
GRANTOR: MAI REBECCA DEE						
GRANTEE: LUCILLE E MAI REVOC						

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	100	0	0	1.00	UT	2,750.00	2,750.00	50	0	0	3	50	1,375	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1985	1985	3	30	10,752	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	6,000.00	6,000.00	30	0	0	3	30	1,800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

438 NW CLUBVIEW CIR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W26 S2 W31 W15 N13 W19 S13 W15 W28 N1 W26 S25 E26 N2 E44 E64 S2 E26 N26 \$									
UOP=[ORIG=-57,2] N20 W49 S20 E15 N13 E19 S13 E15 \$									
APT=[ORIG=-134,-23] N27 W26 S27 E26 \$									
FGR=[ORIG=-134,1] N24 W26 S24 E26 \$									
UOP=[ORIG=-134,-23] E6 N28 W6 S28 \$									
FOP=[ORIG=-90,24] S9 E17 N9 W17 \$									

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	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	100		00	0.00	0.00	3.00	LT		1.00	1.00	0.42	30,000.00	12,600.00	37,800							