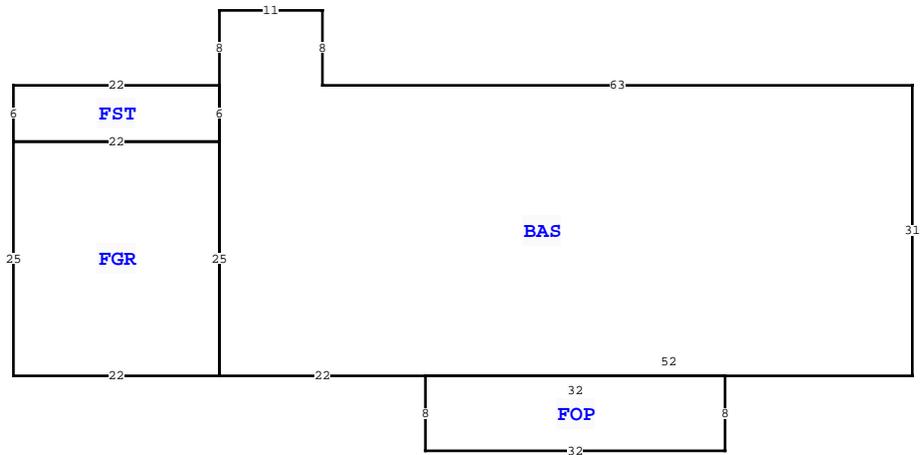


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPK 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100 0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
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
BAS	2,382	100		2,382	224,782
FGR	550	55		302	28,499
FOP	256	30		77	7,266
FST	132	55		73	6,889
TOTALS	3,320			2,834	267,436

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,834	127.3536	145.18	411,440	1972	1972	0	0	35.00	65.00
1 SINGLE FAM 100% - 2023 Heated Area: 2382 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			267,436
TOTAL MARKET OB/XF VALUE			14,475
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			326,911
SOH/AGL Deduction			40,766
ASSESSED VALUE			286,145
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			229,734
TOTAL JUST VALUE			326,911
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048650	Roof Replacement	22,000	11/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/62	10/11/2022	WD Q	Q	I	01	290,000
GRANTOR: SELF THOMAS BENJAMIN						
GRANTEE: BRANTLEY RICHARD ST						
1253/1558	4/23/2013	WD Q	Q	I	01	140,000
GRANTOR: KATHLEEN CALVER & CAR						
GRANTEE: THOMAS BENJAMIN JAS						

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	UT	0.00	0.00	100	0	0	3	100	1,275	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	1993	1993	3	100	7,200	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,500	
5	0169	FENCE/WOOD	0	100	0	0	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
TOTALS															14,475	

BUILDING NOTES														
676 NW CLUBVIEW CIR, LAKE CITY														
BLD DATE: 04/03/2025 MLU														
LGL DATE: 04/03/2025 MLU														
LAND DATE: 04/03/2025 MLU														
AG DATE: 04/03/2025 MLU														
INC DATE: 04/03/2025 MLU														

BUILDING DIMENSIONS														
BAS= W63 N8 W11 S8 FST= W22 S6 E22 N6\$ S6 FGR= W22 S25 E22 N25\$ S25 E22 FOP= S8 E32 N8 W32\$ E52 N31\$.														

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			0.00	0.00	1.50	LT		1.00	1.00	1.00	30,000.00	30,000.00	45,000							