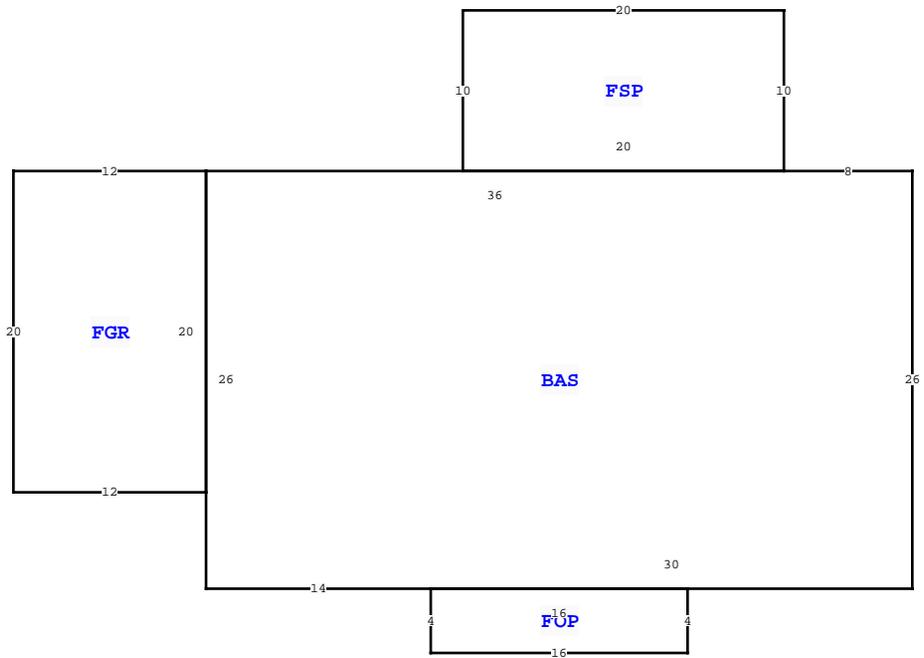


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,375	116.0000	129.92	178,640	1990	2015	0	0	12.50	87.50		
1 SINGLE FAM 100% - 2024 Heated Area: 1144 HX Base Yr 2024													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	27416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	130,050
FGR	240	55		132	15,005
FOP	64	30		19	2,160
FSP	200	40		80	9,095
TOTALS	1,648			1,375	156,310

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	45	10	UT	2.50	2.50	100	0	0	3	100	1,125	
2	0296	SHED METAL	0	100	20	40	UT	10.00	10.00	100	1993	1993	3	100	8,000	
3	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2024	2023		100	800	

519 SW DANTE TER, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/08/2025
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			156,310
TOTAL MARKET OB/XF VALUE			10,225
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			194,535
SOH/AGL Deduction			1,193
ASSESSED VALUE			193,342
TOTAL EXEMPTION VALUE	HX HB DX SX		106,411
BASE TAXABLE VALUE			86,931
TOTAL JUST VALUE			194,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049710	Roof Replacement	16,400	05/01/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2494	10/27/2023	WD	Q	I	01	240,000
GRANTOR: HIGGINS DONOVAN						
GRANTEE: FREY JASON J						
1321/0664	8/29/2016	WD	Q	I	01	120,000
GRANTOR: WALTER & CYNTHIA HASI						
GRANTEE: DONOVAN & ALANEY R						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W8 W36 S26 E14 E30 N26 \$
FGR=[ORIG=-44,0] W12 S20 E12 N20 \$
FSP=[ORIG=-8,0] N10 W20 S10 E20 \$
FOP=[ORIG=-30,26] S4 E16 N4 W16 \$

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		RSF/ML	17.00	205.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							