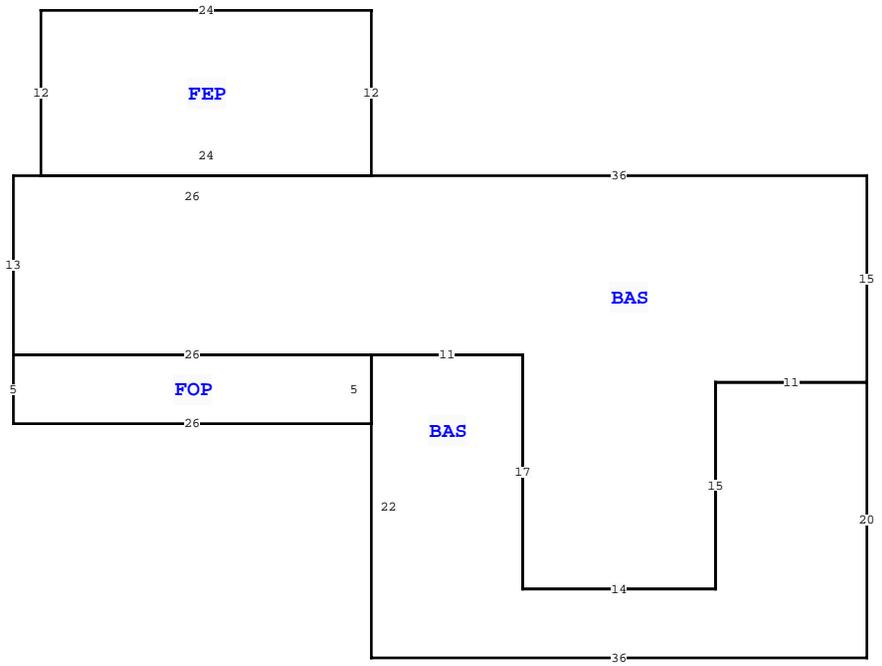


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,867	64.9539	72.75	135,824	1900	1988	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1598 HX Base Yr													



Quality	03	03			
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC	28217.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	25,157
BAS	1,066	100		1,066	50,409
FEP	288	80		230	10,876
FOP	130	30		39	1,844
TOTALS	2,016			1,867	88,286

2954 NE TRIPLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,286
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			68,820
TOTAL MARKET VALUE			98,218
SOH/AGL Deduction			0
ASSESSED VALUE			98,218
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			98,218
TOTAL JUST VALUE			158,106
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/720	7/10/2025	QC	U	I	11	100
GRANTOR: DOBSON STEPHEN S III						
GRANTEE: DOBSON STEPHEN S II						
1092/1823	7/12/2006	QC	Q	I	01	100
GRANTOR: CHRYSTINE DOBSON						
GRANTEE: STEPHEN S DOBSON II						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 FEP= N12 W24 S12 E24\$ W26 S13 FOP= S5 E26 N5 W26\$ E26 BAS= S22 E36N20 W11 S15 W14 N17 W11\$ E11 S17 E14 N15 E11 N15\$.	

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	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0296	SHED METAL	0	0	10	120.00	UT	5.00	5.00	100	2004	2004	3	100	600	

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	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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.47	AC		1.00	1.00	1.00	280.00	280.00	2,932							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.47	AC		1.00	1.00	1.00	6,000.00	6,000.00	62,820							