

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	32	HARDIE BRD	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		0	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectural Units	05	CONV	100		
		0	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	28416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100		2,271	260,403
FCP	384	25		96	11,007
FDG	1,536	60		922	105,720
FDU	960	60		576	66,046
FGR	685	55		377	43,229
FOP	256	30		77	8,830
FOP	312	30		94	10,778
PTO	132	5		7	803
TOTALS	6,536			4,420	506,817

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%	- 2012								
Heated Area: 2271						HX Base Yr 2012					

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		506,817	
TOTAL MARKET OB/XF VALUE		63,442	
TOTAL LAND VALUE - MARKET		60,360	
TOTAL MARKET VALUE		630,619	
SOH/AGL Deduction		160,672	
ASSESSED VALUE		469,947	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		418,536	
TOTAL JUST VALUE		630,619	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		632,947	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40208	STORAGE	0	07/23/2020
31910	POOL	240	04/23/2014
30051	STORAGE	210	04/03/2012
26936	SFR	959	04/18/2008
23759	SFR	588	10/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/2757	4/29/2011	WD	Q	I	01	255,000
GRANTOR: GEORGE R & KRISTY S B						
GRANTEE: STEPHEN M JONES JR						
1069/1939	1/21/2005	WD	Q	V	01	100
GRANTOR: DONALD D & TERESA D F						
GRANTEE: GEORGE R & KRISTY S						

EXTRA FEATURES		235 SW EVA TER, LAKE CITY														
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	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0		565.00	3.00	100	2008	2008	3	100	1,695	
3	0070	CARPORT UF	0	100	18	20		360.00	1.50	100	2012	2012	3	100	540	
4	0280	POOL R/CON	0	100	0	0		596.00	70.00	100	2014	2014	3	76	31,707	
5	0120	CLFENCE 4	0	100	0	0		1.00	0.00	100	2019	2019	3	100	2,500	
6	0262	PRCH, FOP	0	100	18	30		1.00	0.00	100	2019	2019	3	100	25,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/22/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W25 S25 E12 S5 E13 S16 E9 S4 E39 N33 W14 S2 W19 U3L3 N5 W12 N11 \$	
FDU=[ORIG=0,-30] N40 W24 S40 E24 \$	
FGR=[ORIG=-25,25] S30 E25 N25 W13 N5 W12 \$	
FOP=[ORIG=9,50] S8 E39 N8 W39 \$	
FOP=[ORIG=48,17] N6 W36 S5 D3R3 E19 N2 E14 \$	
PTO=[ORIG=12,11] N11 W12 S11 E12 \$	
FCP=[ORIG=-90,-41] W12 S32 E12 N32 \$	
FDG=[ORIG=-90,-41] E48 S32 W48 N32 \$	

LAND DESCRIPTION		TOTAL OB/XF														63,442								
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	5.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,360							