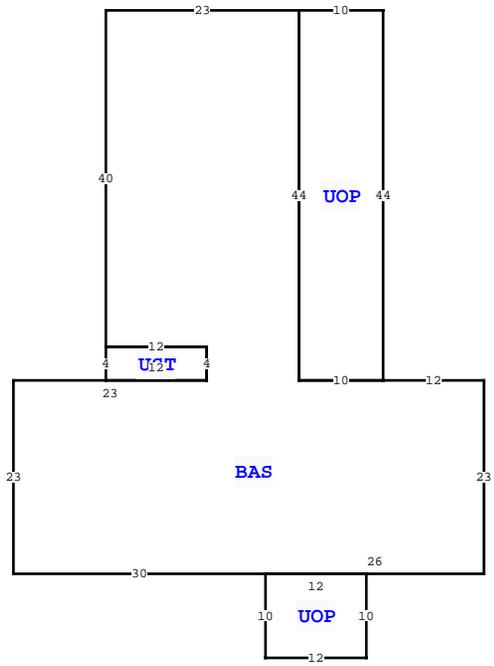


ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,386	82.9521	92.91	221,683	1972	1972	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2018 Heated Area: 2252 HX Base Yr 2018													



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
03 03	5000 IMPROVED AG		28417.010 1.00/		
		MKT AREA	02		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100		2,252	136,001
UOP	120	20		24	1,450
UOP	440	20		88	5,314
UST	48	45		22	1,329
<b>TOTALS</b>	<b>2,860</b>			<b>2,386</b>	<b>144,094</b>

5470 S US HIGHWAY 441 , LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026	MLU	

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	0294	SHED WOOD/	0	100	52	70	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	12	22	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0031	BARN, MT AE	0	100	30	50	1,500.00	UT	11.00	11.00	75	2017	2017	3	75	12,375	

LAND DESCRIPTION																								
TOTAL OB/XF 15,125																								
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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	193,780	
TOTAL MARKET OB/XF VALUE	15,125	
TOTAL LAND VALUE - MARKET	110,000	
TOTAL MARKET VALUE	222,425	
SOH/AGL Deduction	63,433	
ASSESSED VALUE	158,992	
TOTAL EXEMPTION VALUE	51,411	
BASE TAXABLE VALUE	107,581	
TOTAL JUST VALUE	318,905	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	303,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35602	PUMP/UTPOL	50	07/25/2017

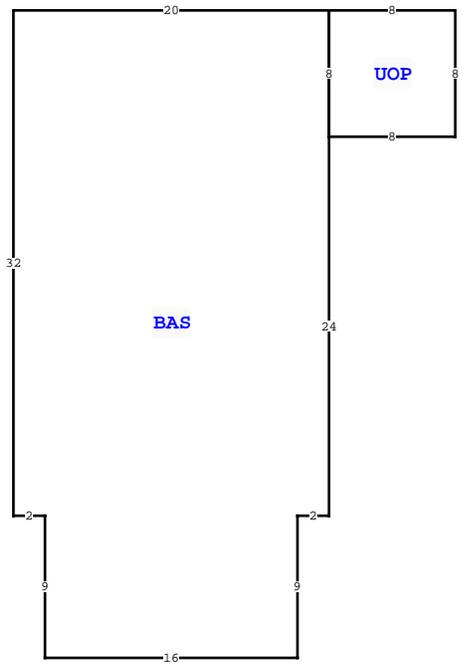
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1553	3/10/2025	LE U		I	14	100
GRANTOR: NEWBEGIN ROBERT L (EN)						
GRANTEE: SKIDGEL JENNIFER (R)						
1344/2183	9/26/2017	WD U		I	11	100
GRANTOR: ROBERT L, JAMES T & SAN						
GRANTEE: ROBERT L NEWBEGIN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W23 S40 UST= S4 E12 N4W12\$ E12 S4 W23 S23 E30 UOP= S10 E12 N10 W12\$ E26 N23 W12 UOP= N44 W10 S44 E10\$ W10 N44\$.

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
UOP	64	20	
TOTALS	848		797 49,686

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	797	85.6350	95.91	76,440	1940	1940	0	0	35.00	65.00
2 SINGLE FAM 0% - 2018 Heated Area: 784 HX Base Yr 2018											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		193,780
TOTAL MARKET OB/XF VALUE		15,125
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		222,425
SOH/AGL Deduction		63,433
ASSESSED VALUE		158,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,581
TOTAL JUST VALUE		318,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1553	3/10/2025	LE U		I	14	100
GRANTOR: NEWBEGIN ROBERT L (EN)						
GRANTEE: SKIDGEL JENNIFER (R)						
1344/2183	9/26/2017	WD U		I	11	100
GRANTOR: ROBERT L, JAMES T & SAN						
GRANTEE: ROBERT L NEWBEGIN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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

BUILDING DIMENSIONS														
BAS= W20 S32 E2 S9 E16 N9 E2 N24 UOP= E8 N8 W8 S8 N8 \$.														

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