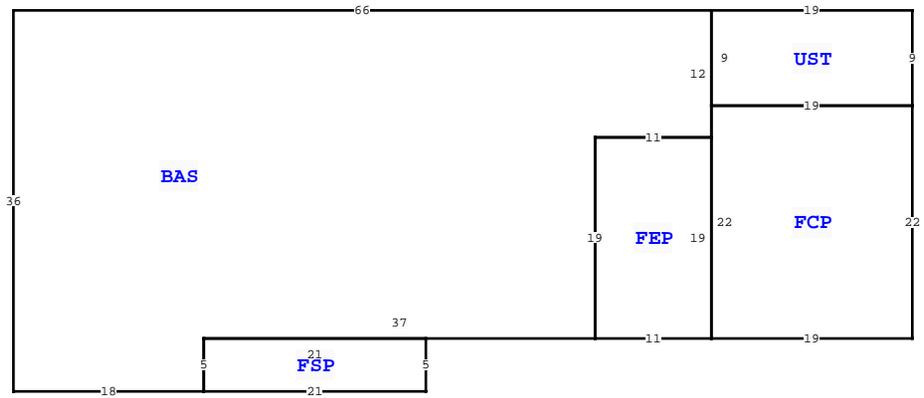




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,927	100	
FCP	418	25	
FEP	209	80	
FSP	105	40	
UST	171	45	
TOTALS	2,830		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,317	116.4000	132.70	307,466	1968	1990		0	0	35.00
1 SINGLE FAM 100% - 2023 Heated Area: 1927 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			199,853
TOTAL MARKET OB/XF VALUE			25,490
TOTAL LAND VALUE - MARKET			66,950
TOTAL MARKET VALUE			292,293
SOH/AGL Deduction			31,647
ASSESSED VALUE			260,646
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			209,235
TOTAL JUST VALUE			292,293
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,702

SALE:3:1: 6.46 ACRES
SALE:2:1: 4 AC
SALE:1:1: 5.09 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055213	Roof Replacement	23,865	03/11/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/324	12/14/2022	WD	U	I	11	0
GRANTOR: SIMONIAN SANDRA P						
GRANTEE: PURSEL GORDON JAMES						
1465/147	4/22/2022	WD	U	I	11	100
GRANTOR: SIMONIAN BARBARA J AS						
GRANTEE: PURSEL GORDON JAMES						

EXTRA FEATURES		554 SW HILLCREST ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0261	PRCH, UOP	2.00
3	0166	CONC, PAVMT	0.00
4	0169	FENCE/WOOD	0.00
5	0296	SHED METAL	0.00
6	0070	CARPORT UF	0.00
7	0296	SHED METAL	0.00
8	0296	SHED METAL	0.00
9	0060	CARPORT F	0.00
10	0031	BARN, MT AE	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0
2	0261	PRCH, UOP	0	100	10	22	UT	2.00	2.00	100	0
3	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1993
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	1993
6	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017
7	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017
8	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017
9	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2017
10	0031	BARN, MT AE	0	100	0	0	UT	0.00	0.00	100	2017
TOTAL OB/XF 23,890											

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W66 S36 E18 FSP= E21 N5 W21 S5\$ N5 E37 FEP= E11 FCP= E19 N22 W19 S22\$ N19 W11 S19\$ N19 E11 N12\$ UST= S9 E19 N9 W19\$.	

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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	2.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	34,450							

