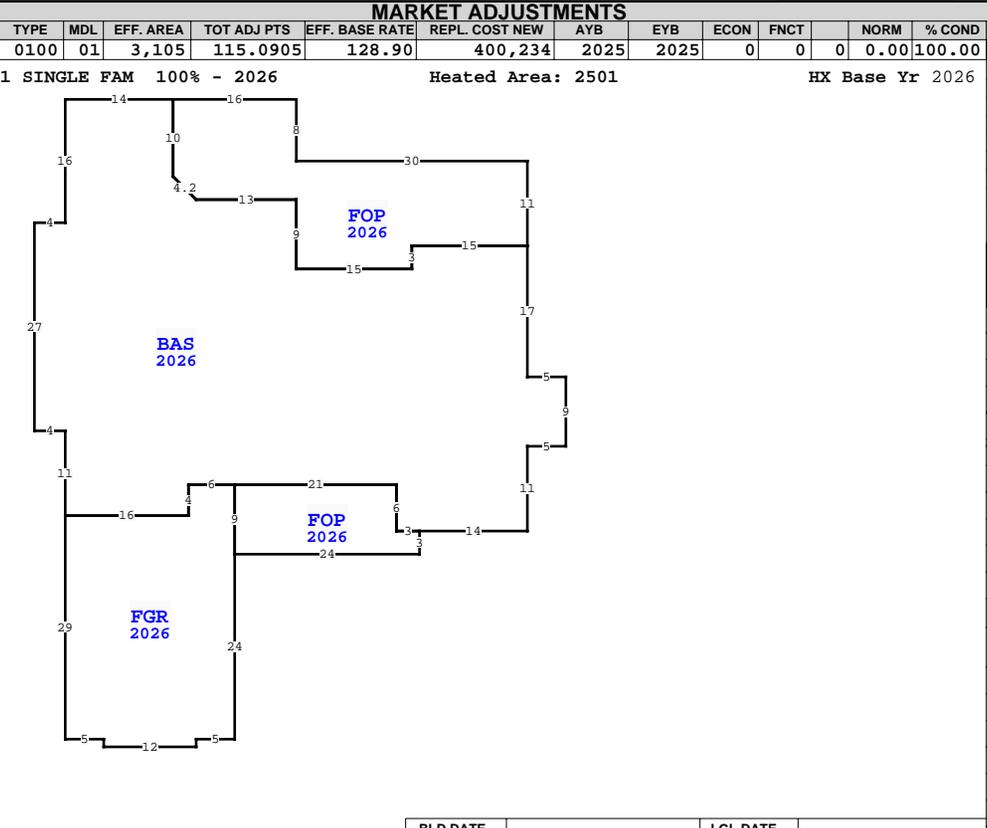


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,501	100	2026
FGR	674	55	2026
FOP	198	30	2026
FOP	579	30	2026
TOTALS	3,952		
		3,105	400,234



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		400,234	
TOTAL MARKET OB/XF VALUE		42,200	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		507,434	
SOH/AGL Deduction		136,549	
ASSESSED VALUE		370,885	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		319,474	
TOTAL JUST VALUE		507,434	
NCON VALUE		442,434	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		45,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052795	Storage Building	28,960	04/02/2025
000051577	New Residential C	636,900	03/19/2025
000050679	Right-of-Way Acce		08/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/476	3/17/2021	WD	Q	V	01	40,000
GRANTOR: PORRAZZO CARMINE B &						
GRANTEE: SULLIVAN EDWARD RAY						
1071/2597	1/20/2006	WD	U	V		86,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CARMINE B & JUDITH						

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	0030	BARN,MT	0	100	0	0	0	1,800.00	UT 15.00	15.00	100	2026	2025	100	27,000	
2	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	1,200.00	100	2026	2025	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	0	2,800.00	UT 5.00	5.00	100	2026	2025	100	14,000	

454 NW CASTLEWOOD CT, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/11/2026 MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
FOP=[YR=2026;ORIG=-40,-62] W30 N8 W16 S10 D3R3 E13 S9 E15 N3 E15 N11 \$														
BAS=[YR=2026;ORIG=-40,-51] W15 S3 W15 N9 W13 U3L3 N10 W14 S16 W4 S27 E4 S11 E16 N4 E6 E21 S6 E3 E14 N11 E5 N9 W5 N17 \$														
FGR=[YR=2026;ORIG=-78,-20] W6 S4 W16 S29 E5 S1 E12 N1 E5 N24 N9 \$														
FOP=[YR=2026;ORIG=-57,-20] W21 S9 E24 N3 W3 N6 \$														

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							