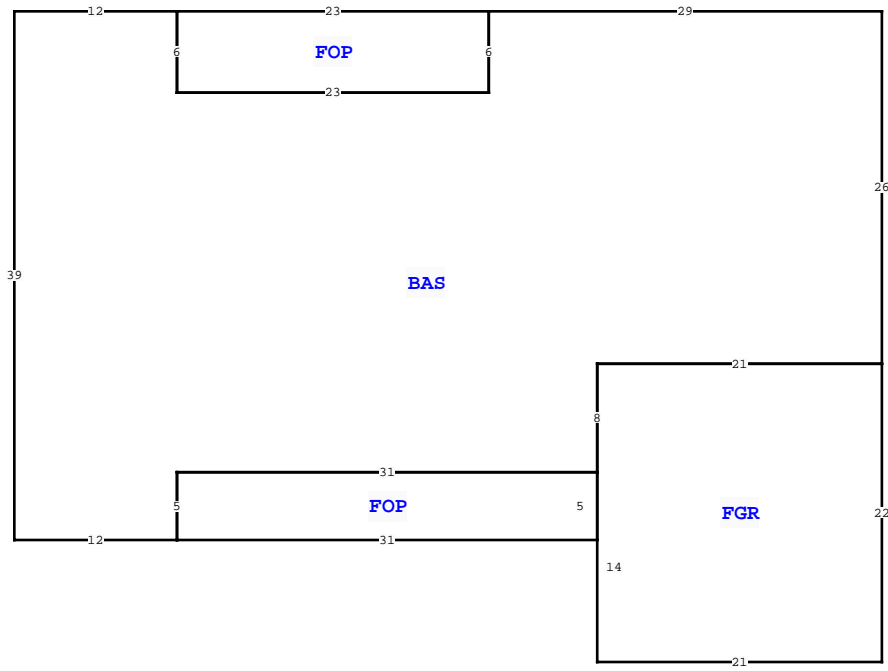


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
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	1,930	100	
FGR	462	55	
FOP	138	30	
FOP	155	30	
TOTALS	2,685		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
1	SINGLE FAM	100%	- 2026									
				Heated Area: 1930			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			293,442
TOTAL MARKET OB/XF VALUE			6,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			364,442
SOH/AGL Deduction			0
ASSESSED VALUE			364,442
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			313,031
TOTAL JUST VALUE			364,442
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39125	SFR	0	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2636	12/04/2025	WD	Q	I	01	485,000
GRANTOR: NAGY DIANNE JOYCE						
GRANTEE: MCDUFFIE DANI LYN						
1391/2202	8/15/2019	WD	Q	V	01	38,500
GRANTOR: KEVIN & APRIL OLIVE						
GRANTEE: ALBERT FRANCIS & DI						

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	30	40		1.00	UT 6,000.00	6,000.00	100	2023	2022		100	6,000	

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/11/2026 MLU

BUILDING NOTES														
503 NW CAMBRIDGE HILL WAY, LAKE CITY														

BUILDING DIMENSIONS
BAS= W29 FOP= W23 S6 E23 N6\$ S6 W23 N6 W12 S39 E12 FOP= E31 N5 W31 S5\$ N5 E31 FGR= S14 E21 N22 W21 S8\$ N8 E21 N26\$.

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							