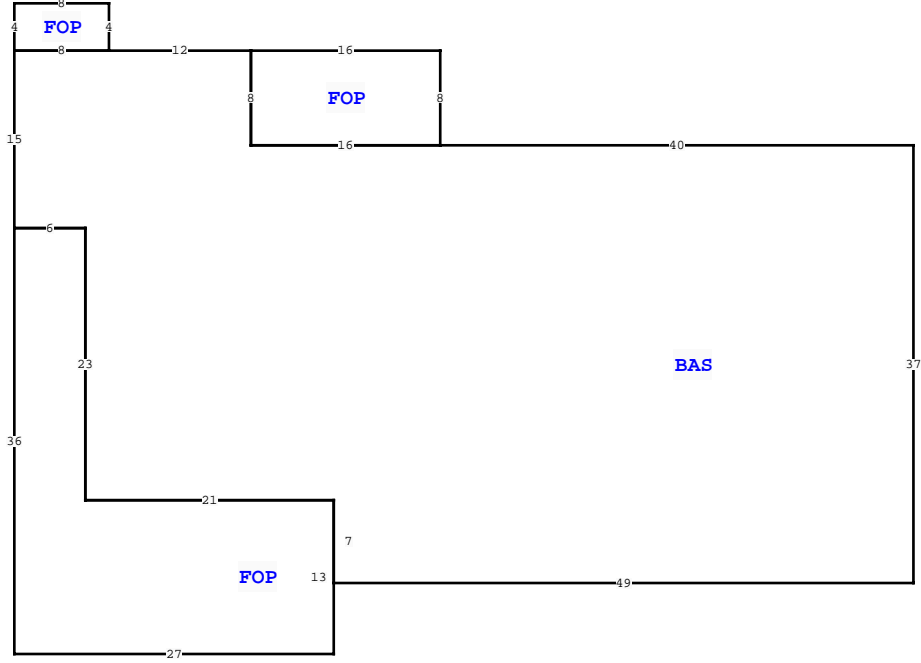


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	12 HARDWOOD 80				
Interior Floo	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	06 06				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	29216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,645	100		2,645	325,077
FOP	32	30		10	1,229
FOP	128	30		38	4,671
FOP	489	30		147	18,067
TOTALS	3,294			2,840	349,043

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,840	127.5960	142.91	405,864	2011	2011	0	0	14.00	86.00
1 SINGLE FAM 100% - 2020 Heated Area: 2645 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			349,043
TOTAL MARKET OB/XF VALUE			75,144
TOTAL LAND VALUE - MARKET			100,200
TOTAL MARKET VALUE			436,907
SOH/AGL Deduction			62,438
ASSESSED VALUE			374,469
TOTAL EXEMPTION VALUE	HX HB VX VP		247,246
BASE TAXABLE VALUE			127,223
TOTAL JUST VALUE			524,387
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			497,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053647	Remodel	46,480	07/23/2025
000048218	Electrical Servic	0	09/20/2023
40471	ELECTRICAL	0	08/28/2020
27989	SFR	928	08/04/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1273	10/11/2024	WD	U	I	11	100
GRANTOR: VRASTIL WILLIAM						
GRANTEE: VRASTIL FAMILY REVO						
1512/1968	4/16/2024	WD	U	I	11	100
GRANTOR: VRASTIL WILLIAM R						
GRANTEE: VRASTIL FAMILY REVO						

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	0020	BARN, FR	0	100	60	60	1.00	UT	0.00	100	2008	2008	3	100	60,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2011	2011	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
4	0214	GRN HOUSE	0	100	20	54	1,080.00	UT	3.00	60	2013	2013	3	60	1,944	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	4,500.00	100	2021	2020		100	4,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	100	2023	2022		100	1,500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		85	5,100	

TOTAL OB/XF												75,144					
176 NW CAMBRIDGE HILL WAY, LAKE CITY												BLD DATE		LGL DATE		05/12/2026	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 FOP= N8 W16 S8 E16\$ W16 N8 W12 FOP= N4 W8 S4 E8\$ W8S15 FOP= S36 E27 N13 W21 N23 W6\$ E6 S23 E21 S7 E49 N37\$.											

LAND DESCRIPTION												TOTAL OB/XF												75,144				
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	1.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,200											
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520											
3	9910	M	MKT. VAL. AG	100					9.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	90,000											