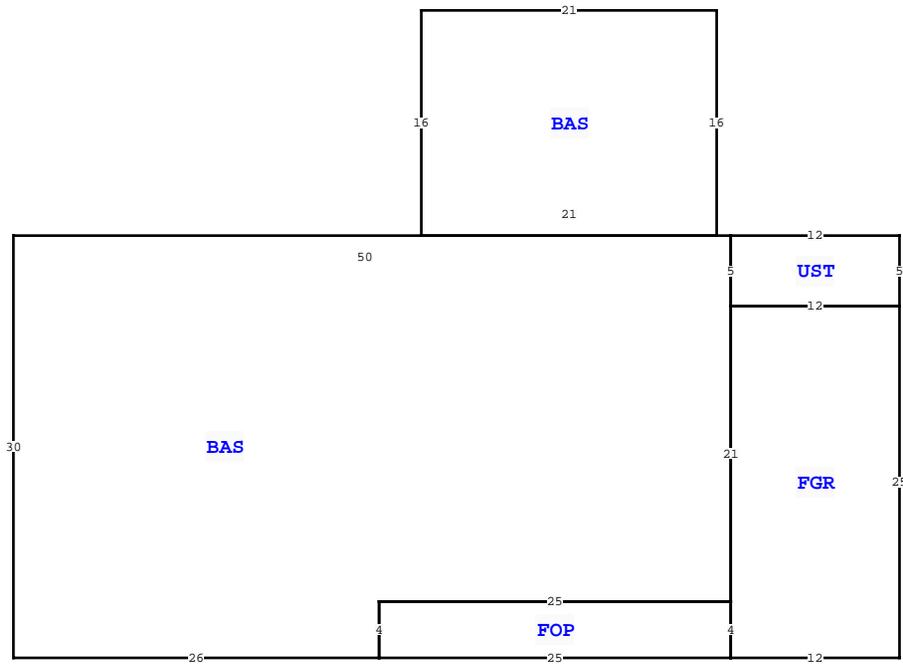




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 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	29517.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	336 100
BAS	1,430 100
FGR	300 55
FOP	100 30
UST	60 45
TOTALS	2,226 1,988 217,201

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,988	119.7950	136.57	271,501	1971	2005	0	0	20.00	80.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1766 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		VALUATION SUMMARY	
Tax Group: 3	STANDARD		
BUILDING MARKET VALUE	217,201	Tax Dist:	
TOTAL MARKET OB/XF VALUE	1,200		
TOTAL LAND VALUE - MARKET	24,640		
TOTAL MARKET VALUE	243,041		
SOH/AGL Deduction	0		
ASSESSED VALUE	243,041		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	243,041		
TOTAL JUST VALUE	243,041		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	240,351		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1133	7/28/2022	WD Q	Q	I	01	252,000
GRANTOR: FIN HOMES, LLC						
GRANTEE: HARGETT TYLER						
1459/2333	2/17/2022	WD Q	Q	I	03	100,000
GRANTOR: WILLINGHAM MICHELE L						
GRANTEE: FIN HOMES, LLC						

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	0190	FPLC PF	0	0	0	0	1.00	UT 1,200.00	1,200.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF													1,200	
2182 SW COUNTY ROAD 349 , LAKE CITY														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/06/2026
														MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W1 W50 S30 E26 N4 E25 N21 N5 \$	
BAS=[ORIG=-1,0] N16 W21 S16 E21 \$	
FGR=[ORIG=0,26] S4 E12 N25 W12 S21 \$	
FOP=[ORIG=-25,30] E25 N4 W25 S4 \$	
UST=[ORIG=0,5] E12 N5 W12 S5 \$	

LAND DESCRIPTION		TOTAL OB/XF													1,200									
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	0		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,640							