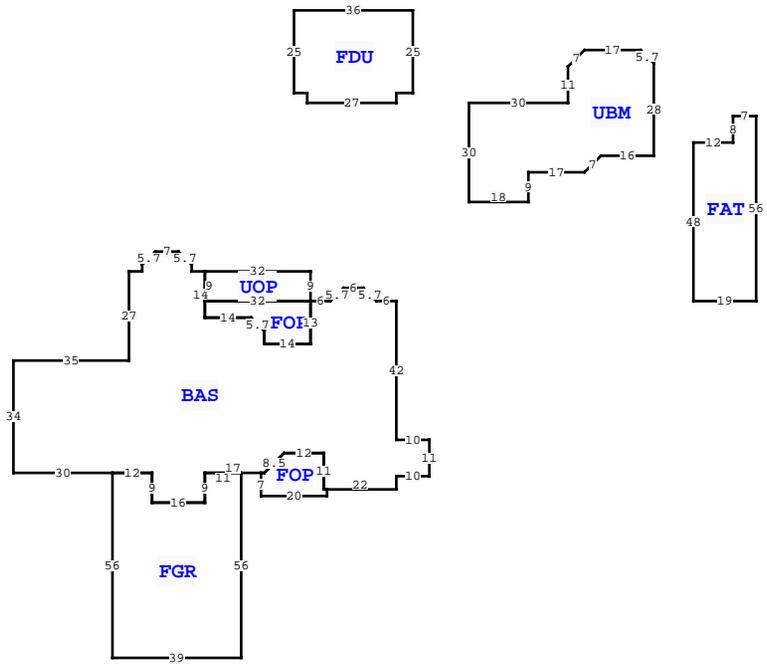


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	5.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Architectual Units	05 CONV 100 0 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	30316.020 1.00/
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,717 100
FAT	968 20
FDU	981 60
FGR	2,040 55
FOP	225 30
FOP	280 30
UBM	1,641 20
UOP	288 20
TOTALS	12,140 8,160 1,000,206

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2025										
Heated Area: 5717 HX Base Yr 2025												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			1,000,206
TOTAL MARKET OB/XF VALUE			2,274,539
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			3,319,745
SOH/AGL Deduction			302,999
ASSESSED VALUE			3,016,746
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			2,965,335
TOTAL JUST VALUE			3,319,745
NCON VALUE			2,254,663
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,059,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052141	Swimming Pool and	85,000	01/24/2025
32797	STORAGE	231	03/23/2015
29802	SFR	2,727	12/07/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/907	7/17/2024	WD	Q	I	01	1,060,000
GRANTOR: JORDAN LINNIE F FAMIL						
GRANTEE: HARRIS TERRY L TRUS						
1455/1414	12/17/2021	LE	U	I	14	100
GRANTOR: JORDAN LINNIE F						
GRANTEE: THE LINNIE F JORDAN						

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	100	0	0	UT	2.00	1,200.00	100	2012	2012	3	100	2,400	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2012	2012	3	100	8,008	
3	0280	POOL R/CON	0	100	7	18	UT	70.00	70.00	100	2015	2015	3	79	6,968	
4	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,500	
5	0280	POOL R/CON	0	100	0	0	UT	70.00	70.00	100	2026	2025		98	82,663	
6	0080	DECKING	0	100	0	0	UT	800.00	800.00	100	2026	2025		100	2,172,000	

TOTAL OB/XF													2,274,539
BLD DATE													LGL DATE
XF DATE													LAND DATE
INC DATE													AG DATE
248 SW WINDSOR HILL GLN, LAKE CITY													04/07/2025 MLU

BUILDING NOTES												
BAS= W6 L4 U4 W6 D4 L4 W6 UOP= N9 W32 S9 E32\$ FOP= W32 S5 E14 D4 R4 S4 E14 N13\$ S13 W14 N4 L4 U4 W14 N14 W4 N2 L4 U4 W7 D4 L4 S2 W4 S27 W35 S34 E30 FGR= S56 E39 N56 W11 S9 W16 N9 W12\$ E12 S9 E16 N9 E17 FOP= S7 E20 N2 W1 N11 W12 L6 D6 W1\$ E1 U6 R6 E12 S11 E22 N4 E10 N11 W10 N42\$ PTR= N30 E40 UBM= N9 E17 U5 R5 E16 N28 L4 U4 W17 D5 L5 S11 W30 S30 E18\$ S30 W40 PTR= E90 FAT= E19 N56 W7 S8 W12 S48\$ W90\$ PTR= N60 FDU= N3 E5 N25 W36 S25 E4 S3 E27 \$ S60\$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	45,000							

TOTAL OB/XF																								
2,274,539																								