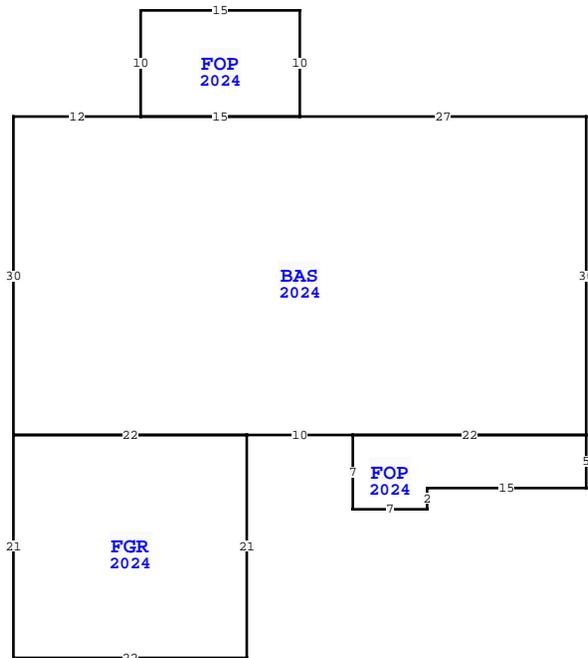


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

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% - 2026										
				Heated Area: 1620				HX Base Yr 2026				



MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC	30317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2024	1,620	202,197
FGR	462	55	2024	254	31,702
FOP	124	30	2024	37	4,618
FOP	150	30	2024	45	5,616
TOTALS	2,356			1,956	244,134

125 NW GERANIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	100	0	0			3.00	100	2024	2023		100	1,500	

TOTAL OB/XF 1,500

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			244,134
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			268,134
SOH/AGL Deduction			0
ASSESSED VALUE			268,134
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			211,723
TOTAL JUST VALUE			268,134
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041577	New Residential C	170,000	01/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/301	6/30/2023	WD Q	Q	I	01	329,900
GRANTOR: NORTH FLORIDA LAND EX						
GRANTEE: SEAY KIMBERLY FKA K						
1357/1110	4/03/2018	WD Q	Q	V	05	157,500
GRANTOR: SUNSHINE PROPERTIES G						
GRANTEE: NORTH FLORIDA LAND						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=50,10] S30 E22 E10 E22 N30 W27 W15 W12 \$
FOP=[YR=2024;ORIG=62,0] S10 E15 N10 W15 \$
FGR=[YR=2024;ORIG=50,40] S21 E22 N21 W22 \$
POP=[YR=2024;ORIG=82,40] S7 E7 N2 E15 N5 W22 \$