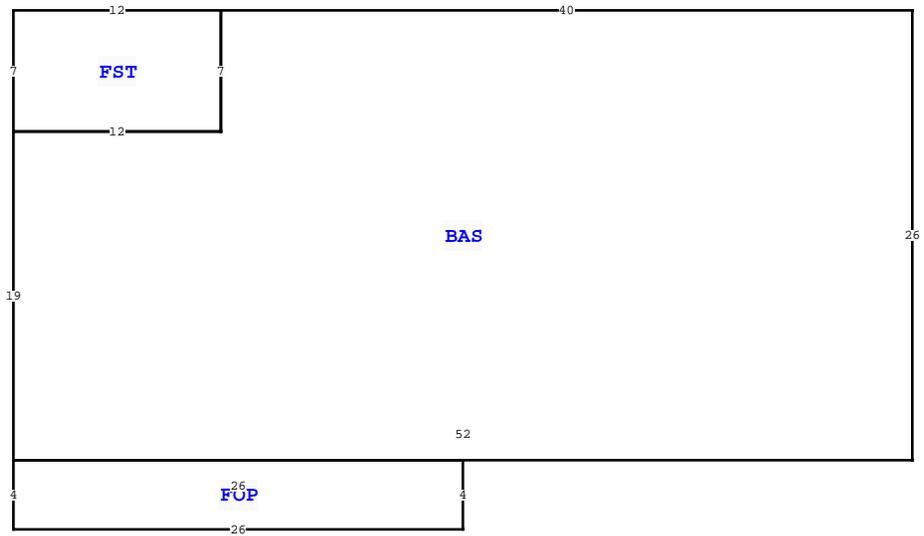




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	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	07
NEIGHBORHOOD/LOC	30317.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,268	100	
FOP	104	30	
FST	84	55	
TOTALS	1,456		

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: 1268			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			142,597
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			4,800
TOTAL MARKET VALUE			149,797
SOH/AGL Deduction			0
ASSESSED VALUE			149,797
TOTAL EXEMPTION VALUE	HX HB VX SX		106,411
BASE TAXABLE VALUE			43,386
TOTAL JUST VALUE			149,797
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00440			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/2529	2/21/2025	WD	U	I	41	205,000
GRANTOR: REYES DAVID						
GRANTEE: LAVENDER RUSSELL						
1497/1955	8/16/2023	WD	Q	I	01	71,100
GRANTOR: DSV SPV 2 LLC						
GRANTEE: REYES DAVID						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 FST= W12 S7 E12 N7\$S7 W12 S19 FOP= S4 E26 N4 W26\$ E52 N26\$.	

EXTRA FEATURES															822 NW SPRINGDALE GLN, LAKE CITY		
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	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	1,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	1,000	
TOTAL OB/XF 2,400																	

LAND DESCRIPTION															TOTAL OB/XF 2,400									
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	9,600.00	SF		1.00	1.00	1.00	0.50	0.50	4,800							