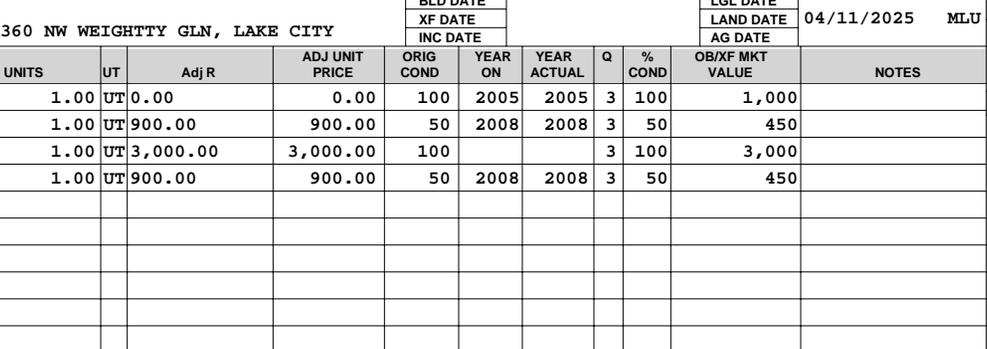




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,209	81.0900	92.44	111,760	1985	1995		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2009 Heated Area: 1050 HX Base Yr 2009													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		82,214	
TOTAL MARKET OB/XF VALUE		4,900	
TOTAL LAND VALUE - MARKET		63,180	
TOTAL MARKET VALUE		150,294	
SOH/AGL Deduction		55,798	
ASSESSED VALUE		94,496	
TOTAL EXEMPTION VALUE		HX HB SX 88,039	
BASE TAXABLE VALUE		6,457	
TOTAL JUST VALUE		150,294	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,565	
SALE:4:1: 9.72 AC @ \$2265/AC. WELL AND SEPTIC TANK			

Quality	01 01				
DOR CODE	0102 SFRES/MOBILE HOME				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	32216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	8,652
BAS	152	100		152	9,133
BAS	754	100		754	45,305
FSP	144	40		58	3,485
USP	288	35		101	6,068
TOTALS	1,482			1,209	72,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1096/0651	9/15/2006	WD Q	Q	I		140,000
GRANTOR: RON ROBBINS						
GRANTEE: JAHN & WANDA HOEKSE						
1073/0223	1/31/2006	WD U	I	08		98,000
GRANTOR: TERRY SINGLETON						
GRANTEE: RON ROBBINS						

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	1,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	900.00	50	2008	2008	3	50	450	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	900.00	50	2008	2008	3	50	450	

LAND DESCRIPTION																								
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		00	0.00	0.00	8.72	AC		1.00	1.00	1.00	6,500.00	6,500.00	56,680							
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							

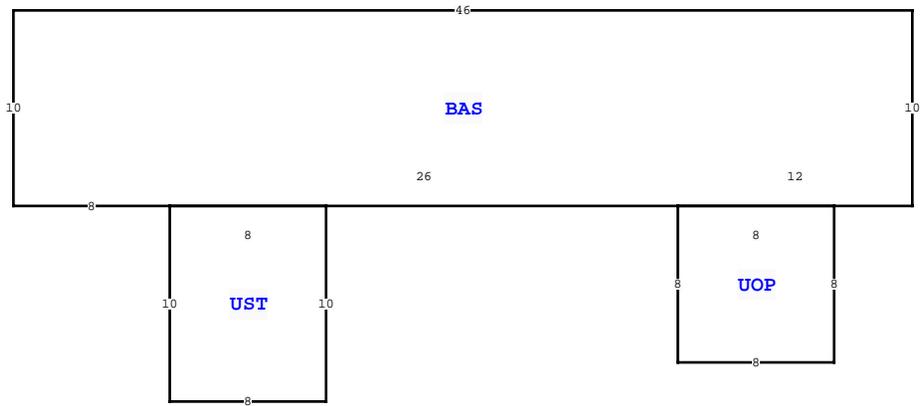
BUILDING NOTES													
360 NW WEIGHTTY GLN, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/11/2025 MLU													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W24 N8 W12 S2 W7 S6 E3 S16 E24 E12 N6 E4 N10 \$													
USP=[ORIG=-40,16] S12 E24 N12 W24 \$													
BAS=[ORIG=-4,16] E12 N16 W8 S10 W4 S6 \$													
BAS=[ORIG=-16,16] S12 E12 N12 W12 \$													
FSP=[ORIG=-4,16] S12 E12 N12 W12 \$													

TOTAL OB/XF													
4,900													



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms	1	1 100	
Bathrooms	1	1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units	0	0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	460	100	
UOP	64	25	
UST	80	45	
TOTALS	604		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 MOBILE HME	0%	2009									
Heated Area: 460			HX Base Yr 2009								



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,214
TOTAL MARKET OB/XF VALUE			4,900
TOTAL LAND VALUE - MARKET			63,180
TOTAL MARKET VALUE			150,294
SOH/AGL Deduction			55,798
ASSESSED VALUE			94,496
TOTAL EXEMPTION VALUE	HX HB SX		88,039
BASE TAXABLE VALUE			6,457
TOTAL JUST VALUE			150,294
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1096/0651	9/15/2006	WD	Q	I		140,000
GRANTOR: JAHN & WANDA HOEKSE						
1073/0223	1/31/2006	WD	U	I	08	98,000
GRANTOR: TERRY SINGLETON						
GRANTEE: RON ROBBINS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W46 S10 E8 UST= S10 E8 N10 W8\$ E26 UOP= S8 E8 N8 W8\$ E12 N10\$.	

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

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