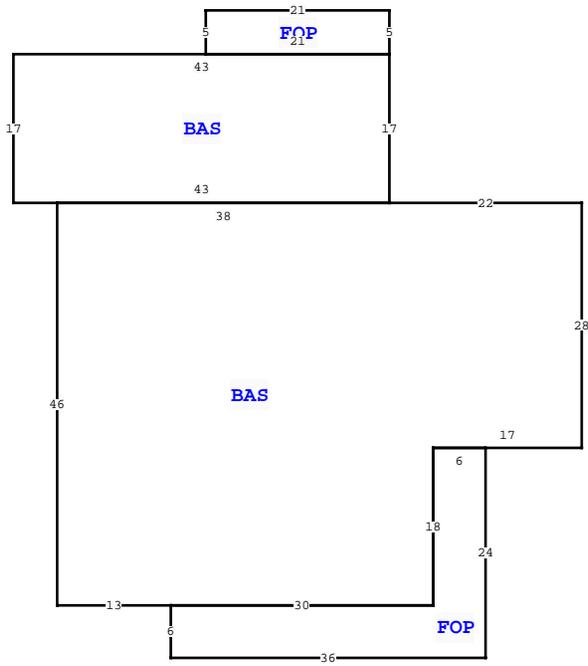


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

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		468,368	2005	2015	0	0	10.00	90.00	Heated Area: 3185 HX Base Yr 2026	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	731	100		731	92,981
BAS	2,454	100		2,454	312,142
FOP	105	30		32	4,071
FOP	324	30		97	12,338
TOTALS	3,614			3,314	421,531

550 SW SUWANNEE DOWNS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		AG DATE	04/22/2026
INC DATE			MLU

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	440.00	UT	2.50	2.50	100	2005	2005	3	100	1,100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0280	POOL R/CON	0	100	13	32	416.00	UT	70.00	70.00	100	2009	2009	3	61	17,763	
4	0166	CONC, PAVMT	0	100	15	22	330.00	UT	2.50	2.50	100	2009	2009	3	100	825	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0030	BARN, MT	0	100	26	40	1,040.00	UT	9.00	9.00	100	2023	2022		100	9,360	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF 40,248

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		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			421,531
TOTAL MARKET OB/XF VALUE			40,248
TOTAL LAND VALUE - MARKET			60,600
TOTAL MARKET VALUE			522,379
SOH/AGL Deduction			57,614
ASSESSED VALUE			464,765
TOTAL EXEMPTION VALUE	HX HB 13	464,765	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			522,379
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			515,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050214	Roof Replacement	19,628	06/26/2024
28029	POOL	245	08/25/2009
27890	ADDN SFR	306	06/18/2009
22722	SFR	617	01/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/89	6/06/2025	WD Q	Q	I	01	620,000
GRANTOR: WATSON RICHARD P						
GRANTEE: MOORE DANIEL R						
1518/1377	7/03/2024	WD Q	Q	I	01	620,000
GRANTOR: DUBON MARIANO B						
GRANTEE: WATSON RICHARD P						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 BAS= N17 FOP= N5 W21 S5 E21\$ W43 S17 E43\$ W38 S46 E13 FOP= S6E36 N24 W6 S18 W30\$ E30 N18 E17 N28\$.	