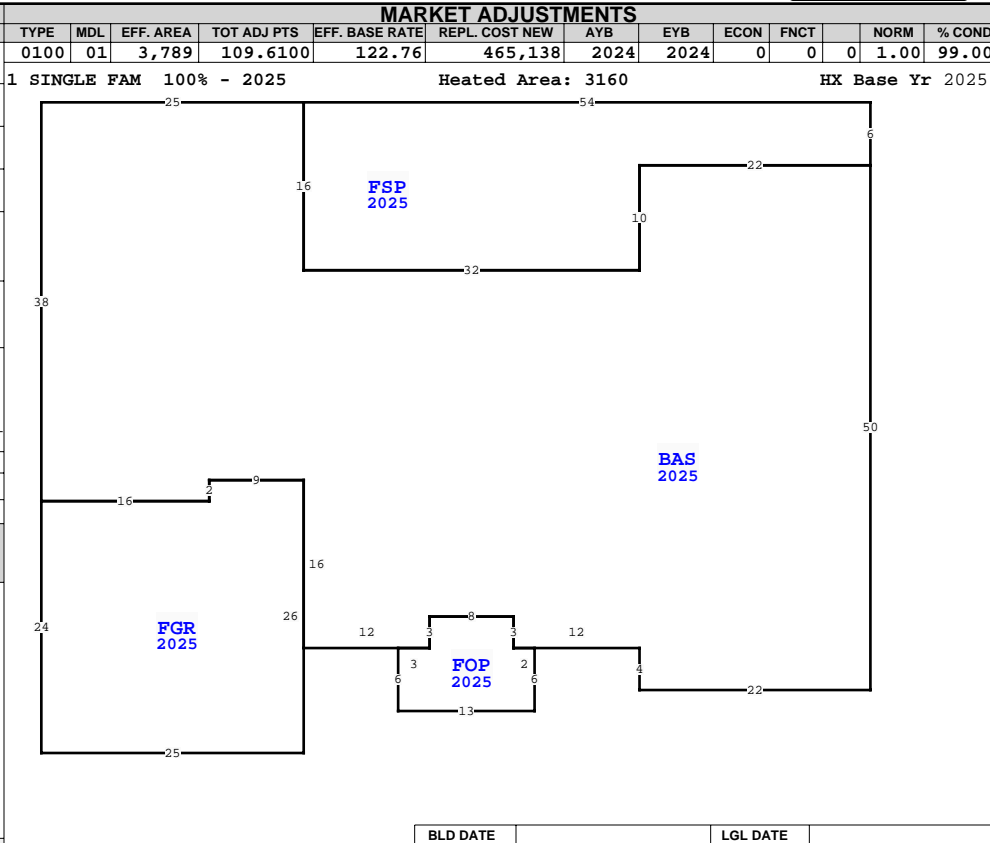


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3.5	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			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	32316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,160	100	2025	3,160	384,043
FGR	618	55	2025	340	41,321
FOP	102	30	2025	31	3,768
FSP	644	40	2025	258	31,355
TOTALS	4,524			3,789	460,487



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		460,487	
TOTAL MARKET OB/XF VALUE		72,752	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		623,239	
SOH/AGL Deduction		101,272	
ASSESSED VALUE		521,967	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		470,556	
TOTAL JUST VALUE		623,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		609,275	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050663	Screen Enclosure	18,600	08/26/2024
000049562	Swimming Pool and	50,000	04/05/2024
000048401	New Residential C	550,000	10/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/937	2/08/2023	WD Q	Q	V	01	115,000
GRANTOR: REYES RAMSET						
GRANTEE: SEAY WILLIAM AUSTIN						
1484/2608	2/08/2023	WD U	V	V	11	0
GRANTOR: REYES RAMSET						
GRANTEE: SEAY WILLIAM AUSTIN						

399 SW PACES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
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	0280	POOL R/CON	0	100	15	30	578.00	UT	70.00	100	2025	2024		98	39,651	
2	0282	POOL ENCL	0	100	0	0	1,846.00	UT	15.00	100	2025	2024		90	24,921	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2025	2024		100	1,200	
4	0080	DECKING	0	100	0	0	1,396.00	UT	5.00	100	2025	2024		100	6,980	

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=89,19] W22 S10 W32 N16 W25 S38 E16 N2 E9 S16 E12 N3 E8 S3 E12 S4 E22 N50 \$												
FSP=[YR=2025;ORIG=89,13] W54 S16 E32 N10 E22 N6 \$												
FGR=[YR=2025;ORIG=35,49] W9 S2 W16 S24 E25 N26 \$												
FOP=[YR=2025;ORIG=55,62] W8 S3 W3 S6 E13 N6 W2 N3 \$												

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000								