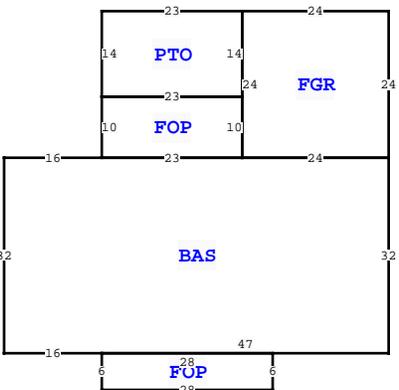
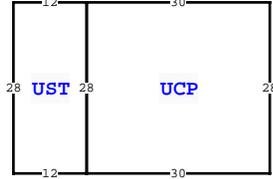


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,787	124.6080	142.05	395,893	2018	2018	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 2016 HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	266,327
FGR	576	55		317	41,878
FOP	168	30		50	6,606
FOP	230	30		69	9,115
PTO	322	5		16	2,114
UCP	840	20		168	22,194
UST	336	45		151	19,949
TOTALS	4,488			2,787	368,180

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	4,392.00	UT	1.30	1.30	100	2018	2018	3	100	5,710	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
4	0031	BARN, MT AE	0	100	0	0	1.00	UT	75,000.00	75,000.00	100	2023	2022		100	75,000	
5	0166	CONC, PAVMT	0	100	12	55	660.00	UT	5.00	5.00	100	2023	2022		100	3,300	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
7	0280	POOL R/CON	0	100	0	0	318.00	UT	70.00	70.00	100	2026	2025		98	21,815	
8	0080	DECKING	0	100	0	0	505.00	UT	8.00	8.00	100	2026	2025		100	4,040	

288 SW HILL CREEK DR, LAKE CITY

BLD DATE	LGL DATE	05/07/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		368,180	
TOTAL MARKET OB/XF VALUE		120,365	
TOTAL LAND VALUE - MARKET		52,000	
TOTAL MARKET VALUE		540,545	
SOH/AGL Deduction		130,972	
ASSESSED VALUE		409,573	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		358,162	
TOTAL JUST VALUE		540,545	
NCON VALUE		25,855	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,727	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052159	Swimming Pool and	115,650	01/27/2025
000051881	Electrical Servic	0	12/18/2024
000044467	Storage Building	95,000	05/17/2022
000042221	Electrical Servic	0	06/28/2021
35809	SFR	1,060	09/21/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1400	10/05/2021	LE	U	I	14	100

GRANTOR: LIGATO CARMELO WILLIA
GRANTEE: NEVELS LAUREN G
1431/574 2/23/2021 WD Q I 01 349,500
GRANTOR: WARD GARRY JR
GRANTEE: LIGATO CARMELO WILL

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 S32 E16 FOP= S6 E28 N6 W28\$ E47 N32 FGR= N24 W24 S24 E24\$ W24 FOP= N10 PTO= N14 W23 S14 E23\$ W23 S10 E23\$ W23\$ PTR= N40 UCP= N28 W30 UST= W12 S28 E12 N28\$ S28 E30\$ S40\$.

LAND DESCRIPTION																								
TOTAL OB/XF 120,365																								
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	1.00	LT		1.00	1.00	0.80	65,000.00	52,000.00	52,000							