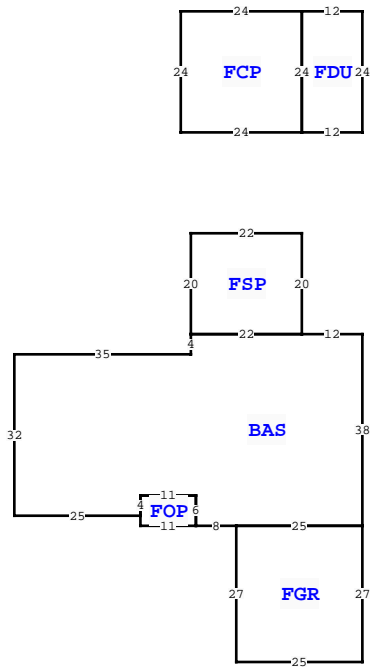




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	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	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	33316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100		2,366	209,508
FCP	576	25		144	12,751
FDU	288	60		173	15,319
FGR	675	55		371	32,852
FOP	66	30		20	1,771
FSP	440	40		176	15,584
TOTALS	4,411			3,250	287,786

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%	- 0		442,748	1989	1989	0	0	35.00	65.00	Heated Area: 2366 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		287,786		
TOTAL MARKET OB/XF VALUE		2,700		
TOTAL LAND VALUE - MARKET		50,490		
TOTAL MARKET VALUE		340,976		
SOH/AGL Deduction		107,587		
ASSESSED VALUE		233,389		
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411		
BASE TAXABLE VALUE		126,978		
TOTAL JUST VALUE		340,976		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		340,976		

LAND:2:1: JOINS 02431-115 & 02433-120  
 SALE:1:1: 5.61 @ \$5000 = 28100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043475	Roof Replacement	22,000	01/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0644/0392	1/04/1988	WD Q	Q	V		28,100

GRANTOR: SUWANNEE RIVER DOWNS  
 GRANTEE: KEENE SIDNEY R &

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

**BUILDING DIMENSIONS**  
 BAS= W12 FSP= N20 W22 S20 E22\$ W22 S4 W35 S32 E25 FOP= S2 E11 N6 W11 S4\$ N4 E11 S6 E8FGR= S27 E25 N27 W25\$ E25 N38\$ PTR=N40FDU= N24 W12 FCP= W24 S24 E24 N24\$ S24 E12\$ S40\$.

EXTRA FEATURES														749 SW SUWANNEE DOWNS DR, 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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	20	1.00	UT	0.00	0.00	100	0	0	3	100	700	

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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.61	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,490							