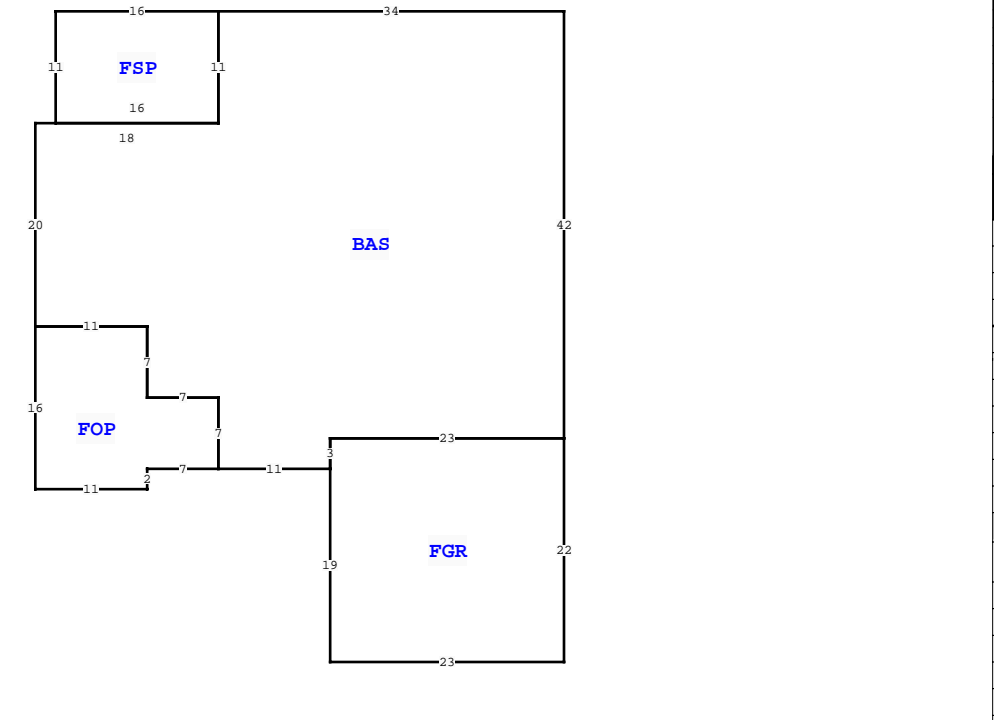


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	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	2,286	124.7994	139.78	319,537	2019	2019	0	0	6.00	94.00

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	300,365			
TOTAL MARKET OB/XF VALUE	8,068			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	343,433			
SOH/AGL Deduction	99,001			
ASSESSED VALUE	244,432			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	193,021			
TOTAL JUST VALUE	343,433			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	346,628			



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	33316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100		1,870	245,706
FGR	506	55		278	36,527
FOP	225	30		68	8,935
FSP	176	40		70	9,198
TOTALS	2,777			2,286	300,365

306 SW WOODLEAF CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045284	Solar Power Syste	42,493	08/25/2022
37255	SFR	952	09/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/2668	1/24/2019	WD Q	Q	I	01	247,700
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: KENNETH R & SHERYL						
1363/1489	6/27/2018	WD U	V	V	37	11,500
GRANTOR: BRYAN K TAYLOR						
GRANTEE: MF BUTLER HOMES LLC						

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	0294	SHED WOOD/	0 100	12	16	192.00	UT	2.00	2.00	100	2019	2019	3	100	384	
2	0166	CONC, PAVMT	0 100	0	0	1,842.00	UT	2.00	2.00	100	2019	2019	3	100	3,684	
3	0296	SHED METAL	0 100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W34 S11 W18 S20 E11 S7 E7 S7 E11 N3 E23 N42 \$	
FGR=[ORIG=-23,45] S19 E23 N22 W23 S3 \$	
FOP=[ORIG=-52,31] S16 E11 N2 E7 N7 W7 N7 W11 \$	
FSP=[ORIG=-34,0] W16 S11 E16 N11 \$	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000									