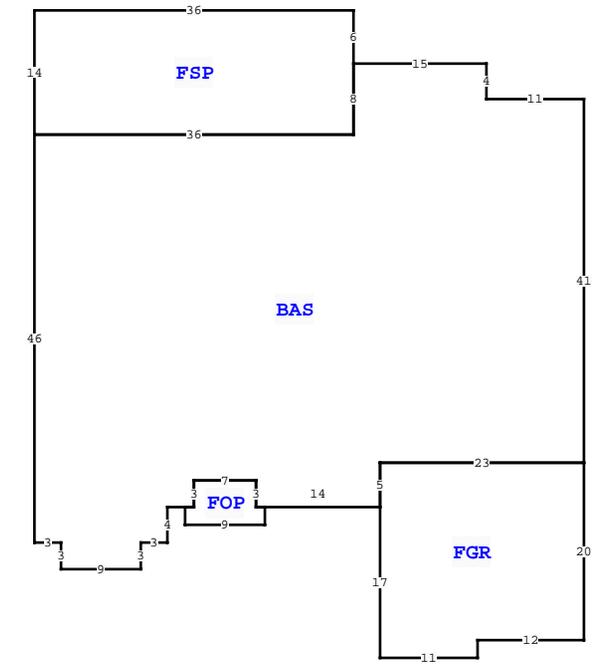


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2023								
Heated Area: 2719						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		346,831
TOTAL MARKET OB/XF VALUE		13,494
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		395,325
SOH/AGL Deduction		20,096
ASSESSED VALUE		375,229
TOTAL EXEMPTION VALUE		56,411
BASE TAXABLE VALUE		318,818
TOTAL JUST VALUE		395,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045012	Roof Replacement	22,230	07/21/2022
3902	POOL ENCL	50	09/06/2006
3840	POOL	115	08/04/2006
3589	SFR	760	02/07/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1281	10/28/2022	WD Q	Q	I	01	405,600
GRANTOR: SEAY WILLIAM AUSTIN						
GRANTEE: WILSON LAWRENCE						
1069/0660	12/21/2005	WD Q	Q	V		40,000
GRANTOR: DELEON						
GRANTEE: SEAY						

QUALITY	DOR CODE	MAP NUM	MKT AREA		
06 06	0100		06		
NEIGHBORHOOD/LOC 34316.060 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,719	100		2,719	294,882
FGR	482	55		265	28,740
FOP	39	30		12	1,301
FSP	504	40		202	21,907
TOTALS	3,744			3,198	346,831

4162 NW TELFAIR GLN, LAKE CITY

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

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0220	JACUZZI	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	5,500	
3	0166	CONC,PAVMT	0	100	0	1,998.00	UT	3.00	3.00	100	2006	2006	3	100	5,994	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W11 N4 W15 FSP= N6 W36 S14 E36 N8\$ S8 W36 S46 E3 S3 E9 N3 E3 N4 E2 FOP= S2 E9 N2 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E14 FGR= S17 E11 N2 E12 N20 W23 S5\$ N5 E23 N41\$.											

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							