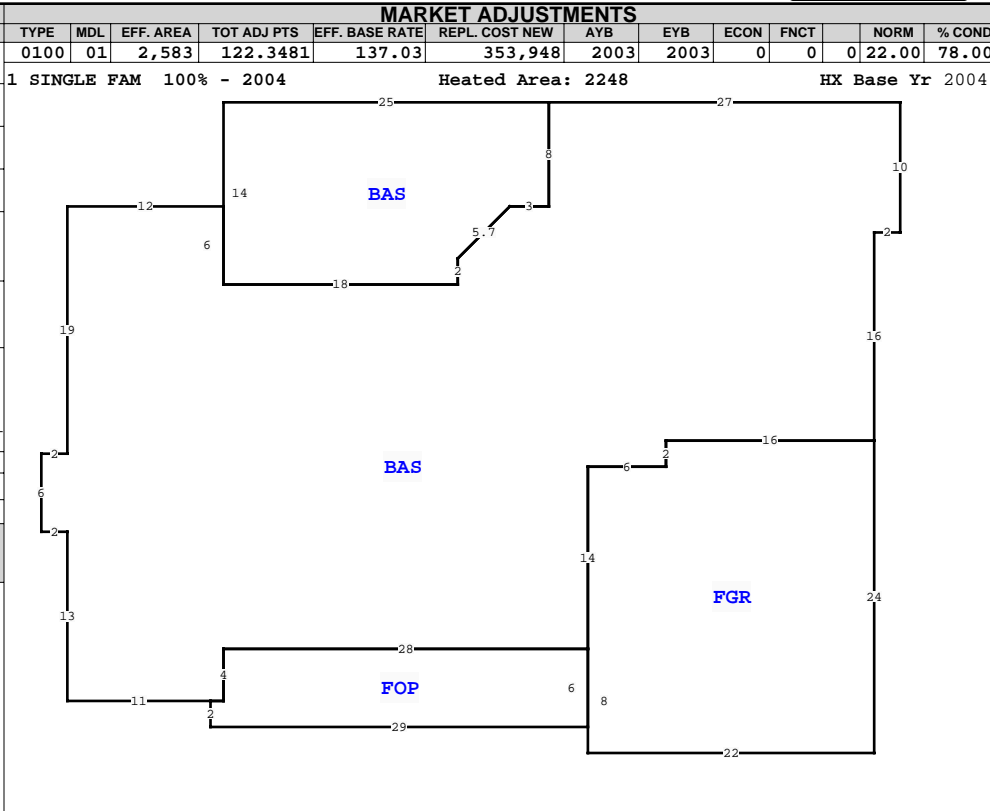


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	316	100		316	33,775
BAS	1,932	100		1,932	206,499
FGR	516	55		284	30,355
FOP	170	30		51	5,451
TOTALS	2,934			2,583	276,079

3950 NW COLONIAL GLN, LAKE CITY

BLD DATE: LGL DATE: 04/14/2026 MLU
 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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	1,651.00	UT	2.00	2.00	100	2003	2003	3	100	3,302	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,200	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	100	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		276,079		
TOTAL MARKET OB/XF VALUE		8,402		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		319,481		
SOH/AGL Deduction		112,745		
ASSESSED VALUE		206,736		
TOTAL EXEMPTION VALUE	HX HB VX	56,411		
BASE TAXABLE VALUE		150,325		
TOTAL JUST VALUE		319,481		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		323,021		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045906	Roof Replacement	14,000	11/14/2022
2529	SFR	568	11/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/0346	10/29/2002	WD	Q	V		24,500

GRANTOR: JOHN RUSSELL NORTH
 GRANTEE: STEPHEN & FREIDA P

BUILDING NOTES

BUILDING DIMENSIONS														
BAS= W27 BAS= W25 S14 E18 N2 R4 U4 E3 N8\$ S8 W3 D4 L4 S2 W18 N6 W12 S19 W2 S6 E2 S13 E11 FOP= S2 E29 N6 W28 S4 W1\$ E1 N4 E28 FGR= S8 E22 N24 W16 S2 W6 S14\$ N14 E6 N2 E16 N16 E2 N10\$.														