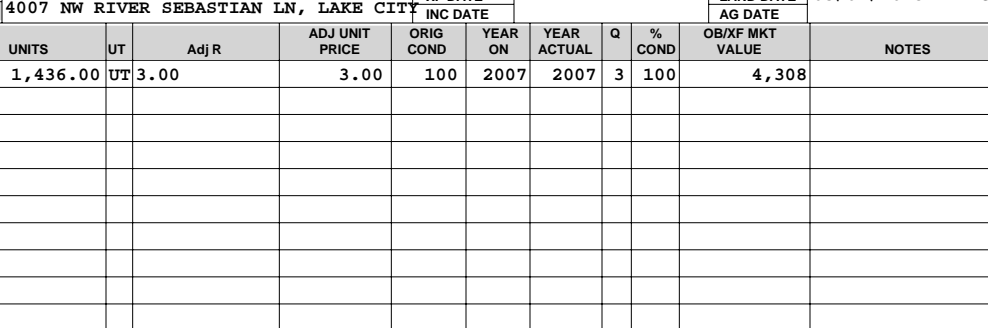


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2025									

Heated Area: 1812 HX Base Yr 2025
4007 NW RIVER SEBASTIAN LN, LAKE CITY



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	190,060
FGR	462	55		254	26,642
FOP	102	30		31	3,251
FSP	180	40		72	7,552
PTO	121	5		6	630
TOTALS	2,677			2,175	228,134

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	0166	CONC,PAVMT	0	100	0	1,436.00	UT	3.00	3.00	100	2007	2007	3	100	4,308	

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	24,000.00	24,000.00	24,000							

TOTAL OB/XF												4,308											
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		228,134	
TOTAL MARKET OB/XF VALUE		4,308	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		256,442	
SOH/AGL Deduction		0	
ASSESSED VALUE		256,442	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		205,031	
TOTAL JUST VALUE		256,442	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1854	ADDN SFR	50	08/17/2010
4051	SFR	665	12/06/2006
00393			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1563	11/22/2024	WD Q	Q	I	01	322,000
GRANTOR: SOBE RENTAL HOLDINGS						
GRANTEE: NEILL TERRY						
1522/2156	8/27/2024	WD U	U	I	37	235,000
GRANTOR: JONES CAROL J						
GRANTEE: SOBE RENTAL HOLDING						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W23 PTO= W11 S11 E11 N11\$ S11 W11 FSP= N6 W18 S10 E18 N4\$ S4 W30 S35 E13 N5 FOP= E17 N6 W17 S6\$ N6 E17 S8E12 N3 FGR= E22 N21 W22 S21\$ N21 E22 N23\$.	