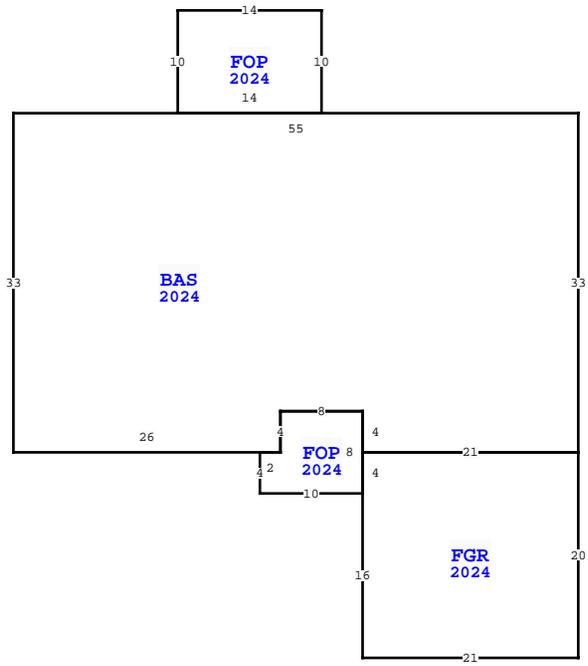


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Exterior Wall	00	N/A 0			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
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	1,783	100	2024	1,783	228,622
FGR	420	55	2024	231	29,620
FOP	72	30	2024	22	2,820
FOP	140	30	2024	42	5,385
TOTALS	2,415			2,078	266,448

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,078	116.8200	130.84	271,886	2023	2023	0	0	2.00	98.00	
1 SINGLE FAM			100% - 2024	Heated Area: 1783			HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		266,448	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		292,248	
SOH/AGL Deduction		13,795	
ASSESSED VALUE		278,453	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		227,042	
TOTAL JUST VALUE		292,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,967	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00410	SFR		08/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1892	3/31/2023	WD Q	I	01		339,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BEDWELL SHERMAN G						
1433/1317	3/25/2021	WD Q	V	05		288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

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	0166	CONC,PAVMT	0	100	0	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

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

3989 NW RIVER SEBASTIAN LN, LAKE CITY

BUILDING NOTES									
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BUILDING DIMENSIONS
 FGR=[YR=2024;ORIG=89,53] S4 S16 E21 N20 W21 \$
 FOP=[YR=2024;ORIG=71,10] S10 E14 N10 W14 \$
 BAS=[YR=2024;ORIG=110,20] W55 S33 E26 N4 E8 S4 E21 N33 \$
 POP=[YR=2024;ORIG=89,49] W8 S4 W2 S4 E10 N8 \$

LAND DESCRIPTION																								
TOTAL OB/XF 1,800																								
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							