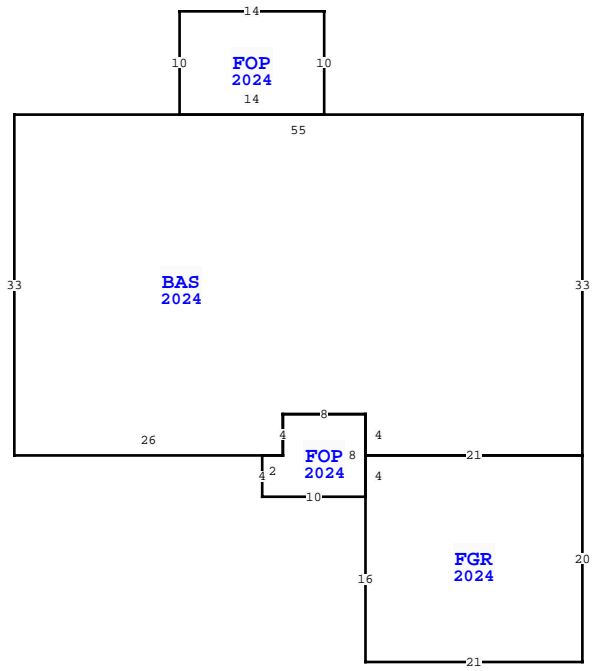


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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
1	SINGLE FAM	100%	- 2024								
				Heated Area: 1783			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
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	0			3.00	100	2024	2023		100	1,800	

TOTAL OB/XF												1,800					
3989 NW RIVER SEBASTIAN LN, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/01/2023		MLU			

BUILDING NOTES											

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 \$											
FOP=[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							