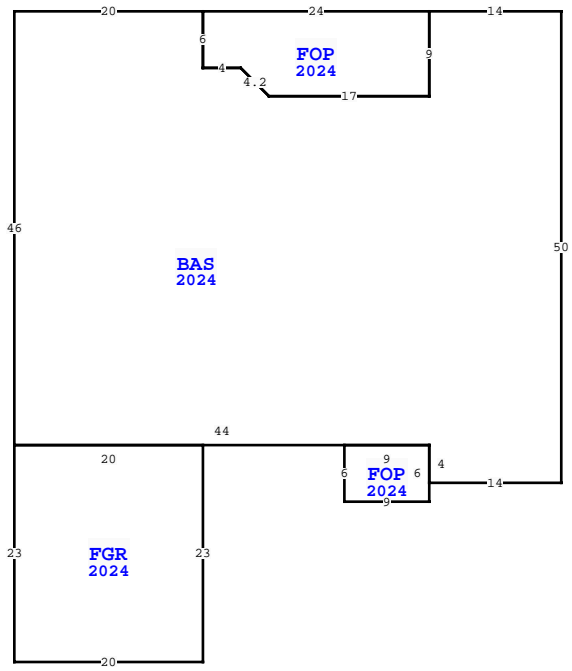


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	2,525	100	2024
FGR	460	55	2024
FOP	54	30	2024
FOP	200	30	2024
TOTALS	3,239		

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: 2525								
					HX Base Yr 2024							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		369,193
TOTAL MARKET OB/XF VALUE		4,098
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		398,291
SOH/AGL Deduction		46,879
ASSESSED VALUE		351,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		300,001
TOTAL JUST VALUE		398,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/812	6/30/2023	WD Q	Q	I	01	374,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PU HAI YAN						
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
1	0166	CONC,PAVMT	0	100	0	0			3.00	100	2024	2023
						1,366.00			3.00			

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
3985 NW RIVER SEBASTIAN LN, LAKE CITY			04/14/2026 MLU		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=70,10] W14 S9 W17 U3L3 W4 N6 W20 S46 E44 S4 E14 N50 \$												
FGR=[YR=2024;ORIG=12,56] E20 S23 W20 N23 \$												
FOP=[YR=2024;ORIG=47,56] E9 S6 W9 N6 \$												
FOP=[YR=2024;ORIG=56,10] W24 S6 E4 D3R3 E17 N9 \$												

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	25,000.00	25,000.00	25,000								