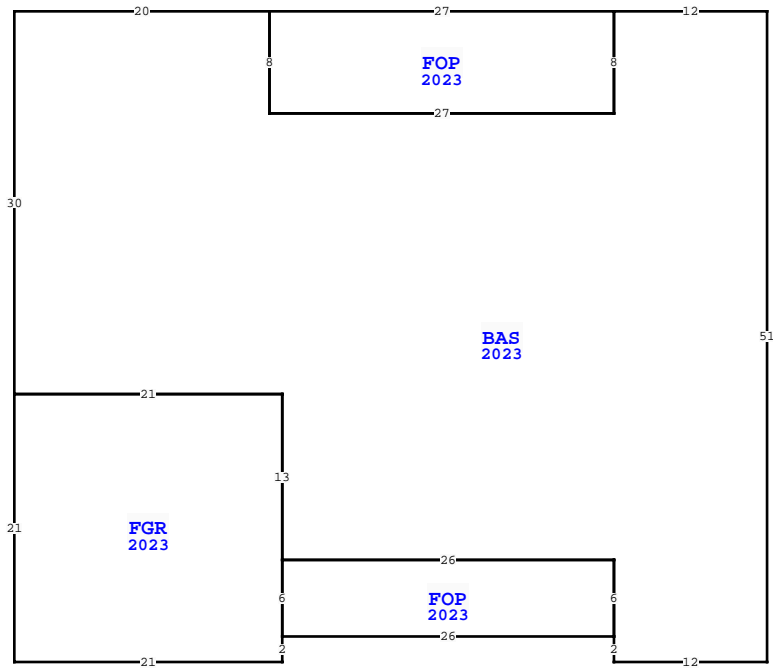


WD 1323-1140, WD 1353-2305, WD 1

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		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
BAS	2,144	100	2023
FGR	441	55	2023
FOP	156	30	2023
FOP	216	30	2023
TOTALS	2,957		

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%	- 2023								
				Heated Area:	2144						
				HX Base Yr	2023						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		317,936
TOTAL MARKET OB/XF VALUE		16,417
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		359,353
SOH/AGL Deduction		201,952
ASSESSED VALUE		157,401
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,990
TOTAL JUST VALUE		359,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047157	Storage Building	8,826	05/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2325	12/19/2022	WD Q	I	01		362,700
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: CHAPMAN BAYLASS GLENN						
1433/1317	3/25/2021	WD Q	V	05		288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00
2	0294	SHED WOOD/	2,800.00
3	0294	SHED WOOD/	7,500.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	2,039.00	UT	3.00	3.00	100	2023
2	0294	SHED WOOD/	0	100	0	1.00	UT	2,800.00	2,800.00	100	2023
3	0294	SHED WOOD/	0	100	0	1.00	UT	7,500.00	7,500.00	100	2024

BUILDING NOTES	
3981 NW RIVER SEBASTIAN LN, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=-65,-45] S30 E21 S13 E26 S6 S2 E12 N51 W12 S8 W27 N8 W20 \$	
FOP=[YR=2023;ORIG=-45,-45] E27 S8 W27 N8 \$	
FOP=[YR=2023;ORIG=-44,-2] E26 S6 W26 N6 \$	
FGR=[YR=2023;ORIG=-65,-15] S21 E21 N2 N6 N13 W21 \$	

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							