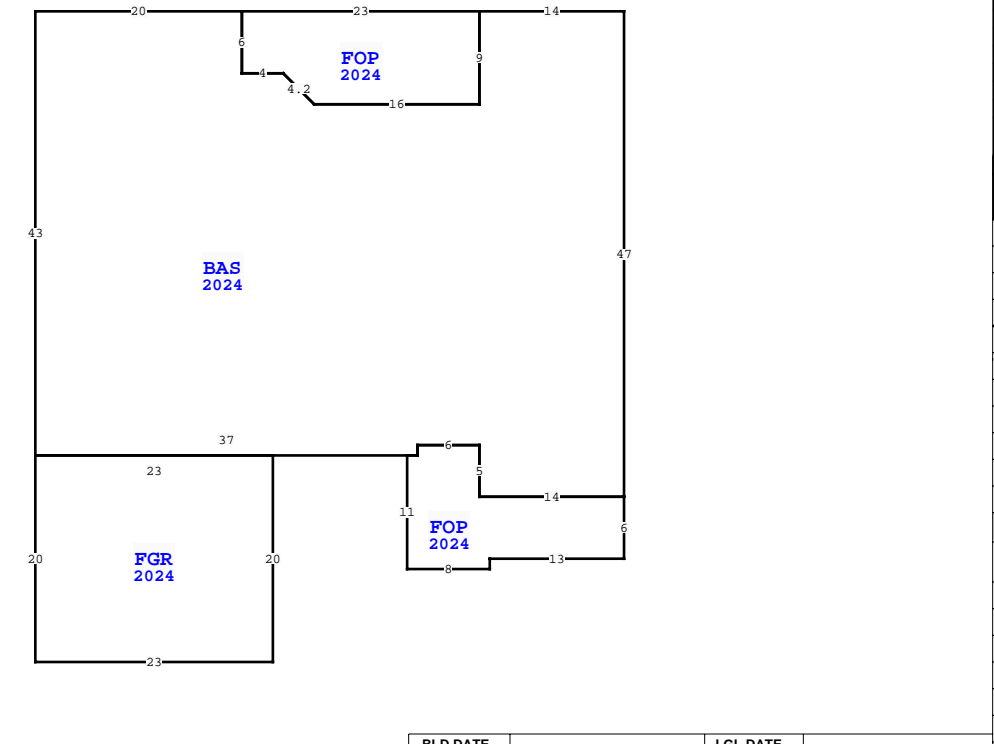


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,671	112.7000	126.22	337,134	2023	2023	0	0	2.00	98.00		



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	2,311	100	2024	2,311	285,860
FGR	460	55	2024	253	31,295
FOP	168	30	2024	50	6,185
FOP	191	30	2024	57	7,051
TOTALS	3,130			2,671	330,391

3988 NW RIVER SEBASTIAN LN, LAKE CITY  
 BLD DATE: 05/01/2023 MLU  
 X F DATE: 05/01/2023  
 INC DATE: 05/01/2023

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	0	0	1,620.00	UT	3.00	3.00	100	2024	2023		100	4,860	

TOTAL OB/XF														
														4,860

LAND DESCRIPTION																								
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	0		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														
														4,860

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			330,391
TOTAL MARKET OB/XF VALUE			4,860
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			359,251
SOH/AGL Deduction			0
ASSESSED VALUE			359,251
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			359,251
TOTAL JUST VALUE			359,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00299	SFR		05/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1850	4/27/2023	WD Q	Q	I	01	371,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL DHRUPAD J						
1425/211	11/19/2020	WD Q	Q	V	05	312,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2024;ORIG=60,59] S20 E23 N20 W23 \$													
FOP=[YR=2024;ORIG=80,16] S6 E4 D3R3 E16 N9 W23 \$													
FOP=[YR=2024;ORIG=96,59] S11 E8 N1 E13 N6 W14 N5 W6 S1 W1 \$													
BAS=[YR=2024;ORIG=117,16] W14 S9 W16 U3L3 W4 N6 W20 S43 E37													
N1 E6 S5 E14 N47 \$													