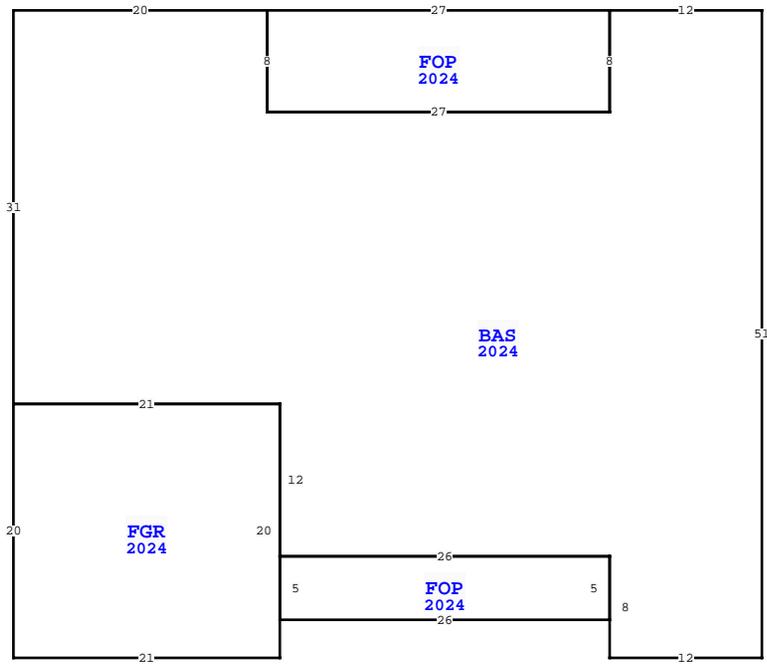


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 2165					HX Base Yr	2025



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	2,165	100	2024	2,165	278,282
FGR	420	55	2024	231	29,692
FOP	130	30	2024	39	5,013
FOP	216	30	2024	65	8,355
TOTALS	2,931			2,500	321,342

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		321,342	
TOTAL MARKET OB/XF VALUE		2,628	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		347,970	
SOH/AGL Deduction		63,572	
ASSESSED VALUE		284,398	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		232,987	
TOTAL JUST VALUE		347,970	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,249	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00303	SFR		05/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/2650	4/01/2024	WD Q	Q	I	01	370,800
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: O'NEAL KEITH BERNAR						
1425/211	11/19/2020	WD Q	Q	V	05	312,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

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	2,628	

EXTRA FEATURES		4014 NW RIVER SEBASTIAN LN, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/01/2023	MLU
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BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,19] W12 S8 W27 N8 W20 S31 E21 S12 E26 S8 E12 N51 \$	
FGR=[YR=2024;ORIG=11,50] E21 S20 W21 N20 \$	
FOP=[YR=2024;ORIG=31,19] E27 S8 W27 N8 \$	
FOP=[YR=2024;ORIG=32,62] E26 S5 W26 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF 2,628																						
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							