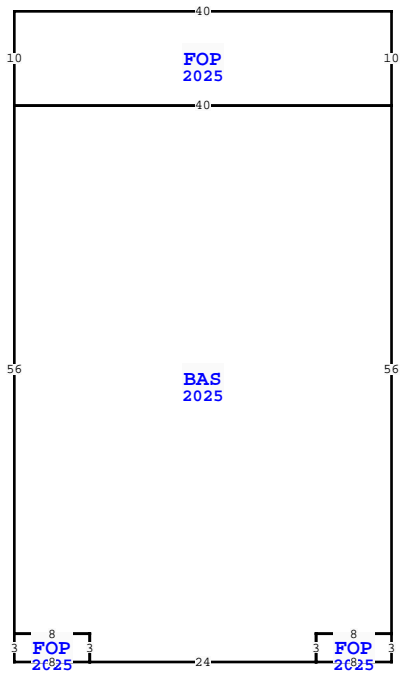


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,312	100	2025
FOP	24	30	2025
FOP	24	30	2025
FOP	400	30	2025
TOTALS	2,760		

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
1	DUPLX	0%	- 2026									Heated Area: 2312			HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		577,389	
TOTAL MARKET OB/XF VALUE		9,600	
TOTAL LAND VALUE - MARKET		32,320	
TOTAL MARKET VALUE		619,309	
SOH/AGL Deduction		0	
ASSESSED VALUE		619,309	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		619,309	
TOTAL JUST VALUE		619,309	
NCON VALUE		294,945	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,587	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054013	Right-of-Way Acce		09/09/2025
25-0358	NEW DUPLX		04/11/2025
24-0703	NEW DUPLX		09/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2059	1/23/2025	QC	U	V	11	100

GRANTOR: GANSKOP MARK  
GRANTEE: K2 HOMES LLC  
1517/2659 6/26/2024 WD Q V 05 100,000  
GRANTOR: NORTH JEAN B  
GRANTEE: GANSKOP MARK

EXTRA FEATURES		302 NW LAKE CITY AVE 102, LAKE CITY															
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	0	1,600.00	UT	3.00	3.00	100	2025	2024		100	4,800	
2	0166	CONC, PAVMT	0	0	0	0	1,600.00	UT	3.00	3.00	100	2026	2025		100	4,800	

LAND DESCRIPTION		TOTAL OB/XF 9,600																						
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	0800	C	MULTI-FAM	0		RO	0.00	0.00	23,086.00	SF		1.00	1.00	0.80	1.75	1.40	32,320							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=-70,-30] S56 E8 S3 E24 N3 E8 N56 W40 \$	
FOP=[YR=2025;ORIG=-70,-40] S10 E40 N10 W40 \$	
FOP=[YR=2025;ORIG=-70,26] S3 E8 N3 W8 \$	
FOP=[YR=2025;ORIG=-38,26] S3 E8 N3 W8 \$	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
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		2	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
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MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	DUPLX	0%	- 2026									Heated Area: 2312													
												HX Base Yr													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: GANSKOP MARK						
GRANTEE: K2 HOMES LLC						
1517/2659	6/26/2024	WD	Q	V	05	100,000
GRANTOR: NORTH JEAN B						
GRANTEE: GANSKOP MARK						

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
302 NW LAKE CITY AVE 102, LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=10,0] S56 E8 S3 E24 N3 E8 N56 W40 \$	
FOP=[YR=2026;ORIG=10,-10] S10 E40 N10 W40 \$	
FOP=[YR=2026;ORIG=10,56] S3 E8 N3 W8 \$	
FOP=[YR=2026;ORIG=42,56] S3 E8 N3 W8 \$	

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
TOTAL OB/XF 0																								