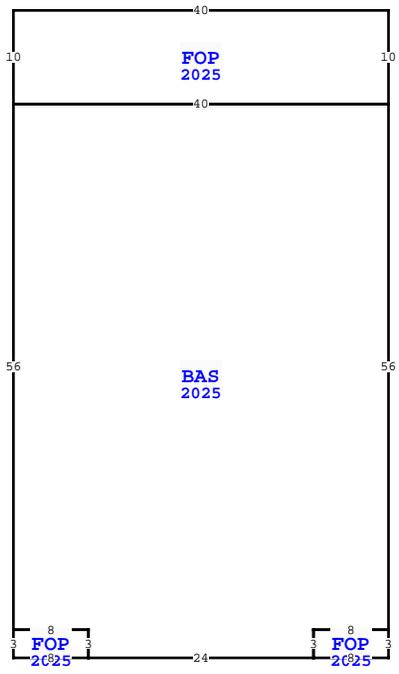


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100

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		300,149	2024	2024	0	0	1.00	99.00	Heated Area: 2312 HX Base Yr		



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2025	2,312	280,869
FOP	24	30	2025	7	850
FOP	24	30	2025	7	850
FOP	400	30	2025	120	14,578
TOTALS	2,760			2,446	297,148

292 NW LAKE CITY AVE 101, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES																	
L	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	2,320.00	UT	3.00	3.00	100	2026	2025		100	6,960	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		597,297	
TOTAL MARKET OB/XF VALUE		11,760	
TOTAL LAND VALUE - MARKET		31,102	
TOTAL MARKET VALUE		640,159	
SOH/AGL Deduction		0	
ASSESSED VALUE		640,159	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		640,159	
TOTAL JUST VALUE		640,159	
NCON VALUE		307,109	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054012	Right-of-Way Acce		09/09/2025
25-0352	NEW DUPLEX		04/11/2025
24-0718	NEW DUPLEX		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

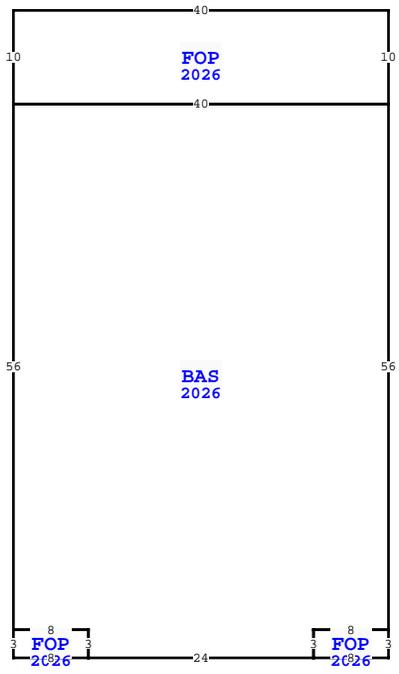
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=10,4] S56 E8 S3 E24 N3 E8 N56 W40 \$	
FOP=[YR=2025;ORIG=10,-6] S10 E40 N10 W40 \$	
FOP=[YR=2025;ORIG=10,60] S3 E8 N3 W8 \$	
FOP=[YR=2025;ORIG=42,60] S3 E8 N3 W8 \$	

LAND DESCRIPTION															TOTAL OB/XF										
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	22,216.00	SF		1.00	1.00	0.80	1.75	1.40	31,102							

ELEMENT	CD	CONSTRUCTION
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

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



Quality	06	06			
DOR CODE	0800 MULTI-FAM <10				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	34316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2026	2,312	283,706
FOP	24	30	2026	7	859
FOP	24	30	2026	7	859
FOP	400	30	2026	120	14,725
TOTALS	2,760			2,446	300,149

292 NW LAKE CITY AVE 101, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			597,297
TOTAL MARKET OB/XF VALUE			11,760
TOTAL LAND VALUE - MARKET			31,102
TOTAL MARKET VALUE			640,159
SOH/AGL Deduction			0
ASSESSED VALUE			640,159
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			640,159
TOTAL JUST VALUE			640,159
NCON VALUE			307,109
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=10,10] S56 E8 S3 E24 N3 E8 N56 W40 \$	
FOP=[YR=2026;ORIG=10,0] S10 E40 N10 W40 \$	
FOP=[YR=2026;ORIG=10,66] S3 E8 N3 W8 \$	
FOP=[YR=2026;ORIG=42,66] S3 E8 N3 W8 \$	

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

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