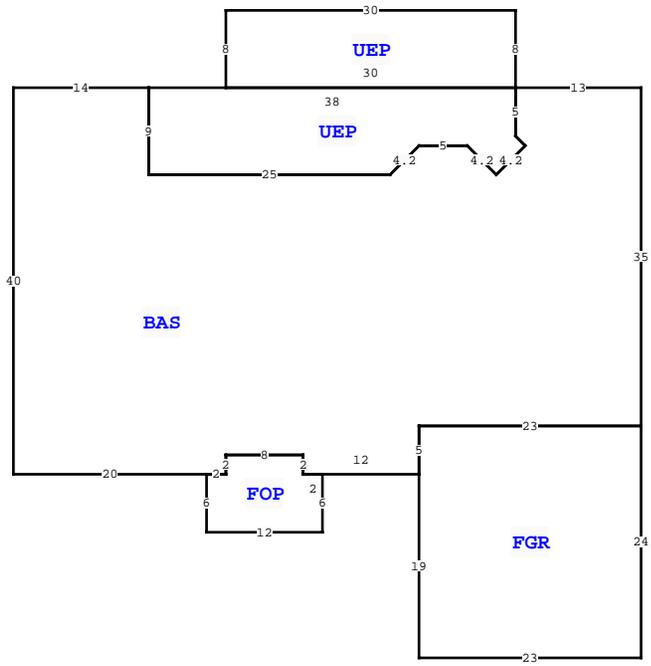


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,152	100	
FGR	552	55	
FOP	88	30	
UEP	240	60	
UEP	317	60	
TOTALS	3,349		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,816	116.9973	131.04	369,009	2007	2007	0	0	18.00	82.00	
1 SINGLE FAM 100% - 2023 Heated Area: 2152 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	302,587	
TOTAL MARKET OB/XF VALUE	6,953	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	344,540	
SOH/AGL Deduction	13,855	
ASSESSED VALUE	330,685	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	279,274	
TOTAL JUST VALUE	344,540	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	348,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3642	SFR	796	03/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1680	2/28/2022	WD Q	Q	I	01	360,000
GRANTOR: GILMORE ARGATHA L						
GRANTEE: GIVENS TARRECE DARN						
1381/0152	3/01/2019	WD Q	Q	I	01	270,000
GRANTOR: ZACK & JAKUANA PAULK						
GRANTEE: CONFIDENTIAL						

EXTRA FEATURES		578 NW SAVANNAH CIR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0166	CONC, PAVMT	3.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 UEP= N8 W30 S8 E30\$ UEP= W38 S9 E25 U3 R3 E5 D3 R3 R3 U3 U1 L1 N5\$ S5 R1 D1 D3 L3 L3 U3 W5 L3 D3 W25 N9 W14 S40 E20 FOP= S6 E12 N6 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E12 FGR= S19 E23 N24 W23 S5\$ N5E23 N35\$ .	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							