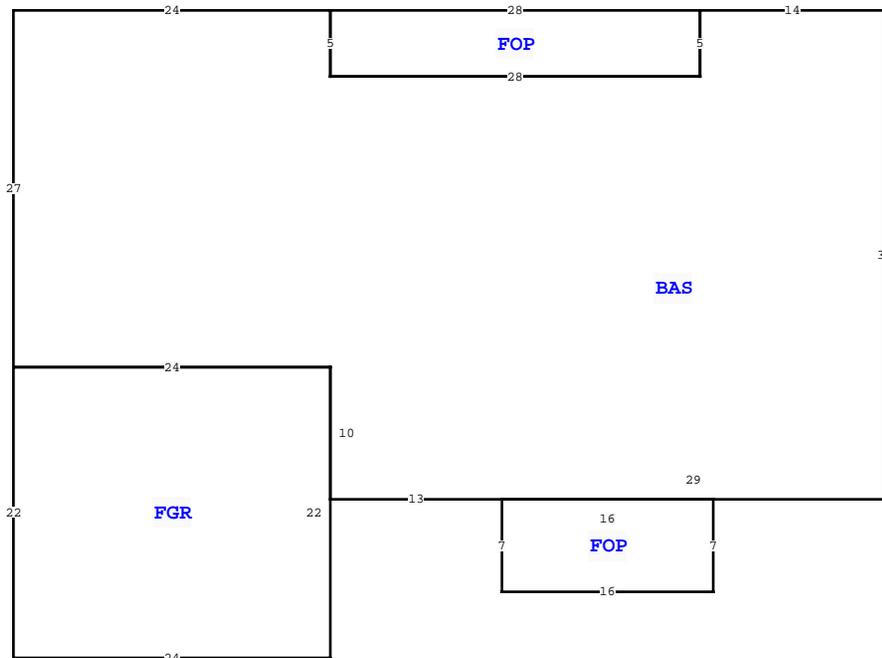


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	16 WD FR STUC 70				
Exterior Wall	19 COMMON BRK 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM					
NEIGHBORHOOD/LOC	34316.070 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100		2,062	208,790
FGR	528	55		290	29,364
FOP	112	30		34	3,443
FOP	140	30		42	4,253
TOTALS	2,842			2,428	245,850

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 2062						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			245,850
TOTAL MARKET OB/XF VALUE			13,290
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			294,140
SOH/AGL Deduction			74,324
ASSESSED VALUE			219,816
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			168,405
TOTAL JUST VALUE			294,140
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3761	SFR	674	06/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2421	8/20/2019	WD U		I	37	169,300
GRANTOR: ICILDA & RANSFORD HAR						
GRANTEE: ANTHONY MARK & PAME						
1121/2478	6/08/2007	WD Q	V		01	100
GRANTOR: ICILDA & RANSFORD HAR						
GRANTEE: ICILDA & RANSFORD H						

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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0		1,730.00	UT 3.00	3.00	100	2007	2007	3	100	5,190	
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2007	2007	3	100	1,800	
4	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2023	2022		100	3,500	

TOTALS		4051 NW RIVER SEBASTIAN LN, LAKE CITY		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
2,842	2,428	245,850				04/14/2026	MLU	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W14 FOP= W28 S5 E28 N5 S5 W28 N5 W24 S27 FGR= S22 E24 N22 W24 S E24 S10 E13 FOP= S7 E16 N7 W16 S E29 N37 \$.											

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							