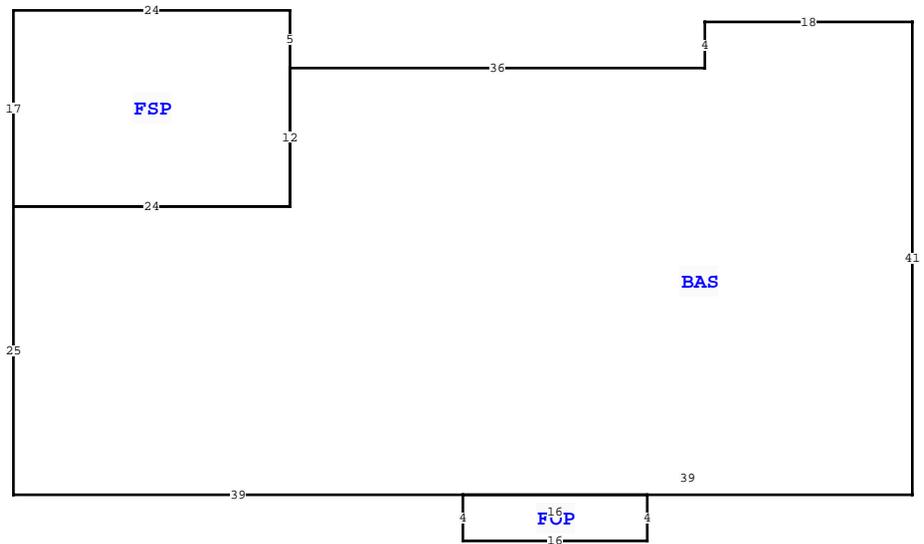


ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

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%	- 2026									Heated Area: 2670	HX Base Yr 2026



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,670	100		2,670	202,047
FOP	64	30		19	1,438
FSP	408	40		163	12,334
<b>TOTALS</b>	<b>3,142</b>			<b>2,852</b>	<b>215,820</b>

128 SW ANN PL, LAKE CITY  
BLD DATE: 04/21/2023 MLU  
XF DATE: \_\_\_\_\_  
INC DATE: \_\_\_\_\_

EXTRA FEATURES														TOTAL OB/XF			
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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0210	GARAGE U	0	100	25	40	1,000.00	UT	5.40	5.40	40	0	0	3	40	2,160	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

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	1250.00	175.00	2.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	25,900							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 2			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			
TOTAL MARKET OB/XF VALUE			215,820
TOTAL LAND VALUE - MARKET			4,710
TOTAL MARKET VALUE			25,900
TOTAL MARKET VALUE			246,430
SOH/AGL Deduction			0
ASSESSED VALUE			246,430
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			190,019
TOTAL JUST VALUE			246,430
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049857	Electrical Servic	0	05/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/399	11/06/2025	WD	Q	I	01	310,000
GRANTOR: SAMSUM LLC						
GRANTEE: MADERA JOSE A						
1504/2029	11/30/2023	WD	Q	I	05	335,000
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: SAMSUM LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 S4 W36 FSP= N5 W24 S17 E24 N12\$ S12 W24 S25 E39 FOP= S4 E16 N4 W16\$ E39 N41\$.