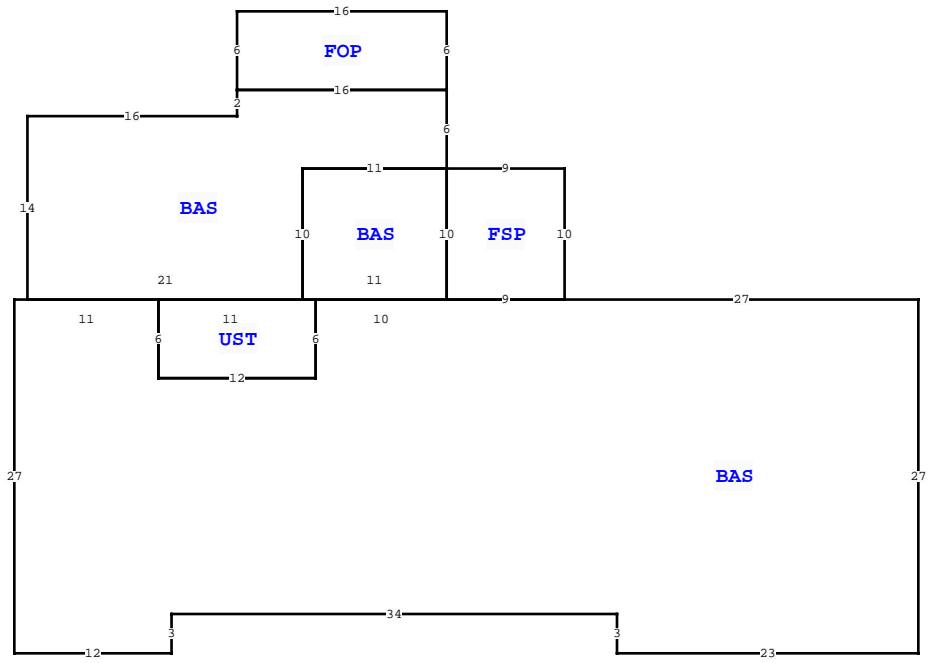


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	90
Interior Wall	04	PLYWOOD	10
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	110	100	
BAS	370	100	
BAS	1,689	100	
FOP	96	30	
FSP	90	40	
UST	72	45	
TOTALS	2,427		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,266	109.9980	123.20	279,171	1971	1971	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 2169 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				181,461		
TOTAL MARKET OB/XF VALUE				25,841		
TOTAL LAND VALUE - MARKET				55,500		
TOTAL MARKET VALUE				262,802		
SOH/AGL Deduction				81,494		
ASSESSED VALUE				181,308		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				129,897		
TOTAL JUST VALUE				262,802		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				264,034		
LAND:1:1: 2.20 AC. ON SMALL LAKE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000050270	Additions	81,100	07/02/2024			
41181	GENERATOR		01/20/2021			
33185	ADDN SFR	204	07/15/2015			
32022	POOL	175	06/06/2014			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0980	12/13/2018	WD	U	I	11	100
GRANTOR: HANNA SINES & MELISSA						
GRANTEE: MELISSA JENKINS						
1242/0732	9/25/2012	WD	U	I	12	47,500
GRANTOR: MIDFIRST BANK						
GRANTEE: HANNA SINES & MELIS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W27 FSP= N10 W9 S10 E9\$ W9 BAS= N10 W11 S10 E11 \$ W10						
UST= W1 BAS= N10 E11 N6 FOP= N6 W16 S6 E16\$ W16 S2 W16 S14						
E21\$ W11 S6 E12 N6\$ S6 W12 N6 W11 S27 E12 N3 E34 S3 E23 N27\$.						

EXTRA FEATURES												211 SW HAVANNA WAY, LAKE CITY		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU
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	100				
2	0296	SHED METAL	0	100	12	14	168.00	UT	5.00	5.00	30	1993	1993	3	30	252				
3	0280	POOL R/CON	0	100	11	20	220.00	UT	70.00	70.00	100	2014	2014	3	76	11,704				
4	0282	POOL ENCL	0	100	27	29	783.00	UT	15.00	15.00	100	2014	2014	3	45	5,285				
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200				
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600				
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300				
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200				
9	0060	CARPORT F	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200				
TOTAL OB/XF 25,841																				

LAND DESCRIPTION												TOTAL OB/XF 25,841												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1297.00	362.00	2.00	LT		1.00	1.00	1.50	18,500.00	27,750.00	55,500							