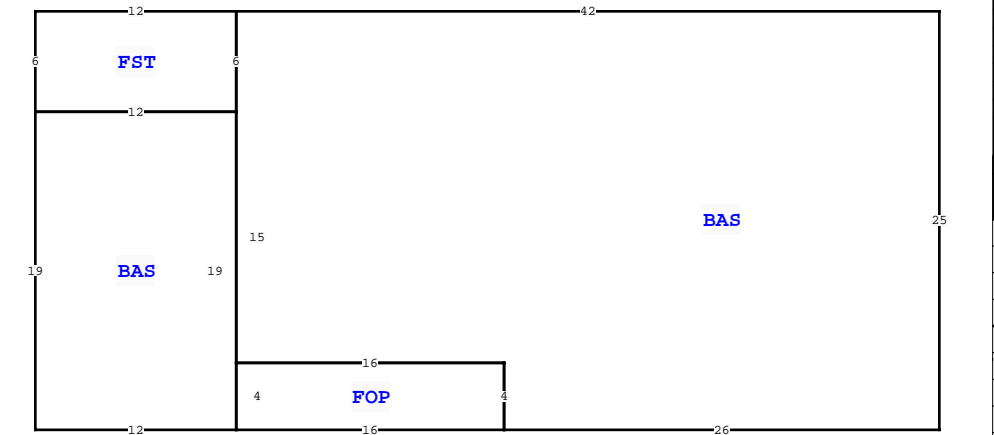


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	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	34317.020 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026		166,674	1977	1977	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	19,404
BAS	986	100		986	83,913
FOP	64	30		19	1,617
FST	72	55		40	3,404
TOTALS	1,350			1,273	108,338

257 SE NATALIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100
3	0296	SHED METAL	0	0	10	26	260.00	UT	9.00	9.00	75

TOTAL OB/XF 2,105

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			108,338
TOTAL MARKET OB/XF VALUE			2,105
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			128,943
SOH/AGL Deduction			0
ASSESSED VALUE			128,943
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			128,943
TOTAL JUST VALUE			128,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1532	5/07/2025	WD	U	I	30	67,000
GRANTOR: SCAMMACCA PAUL A						
GRANTEE: LLSS REAL ESTATE LL						
1402/698	12/30/2019	WD	Q	I	01	91,000
GRANTOR: O'CONNOR ROBERT						
GRANTEE: SCAMMACCA PAUL A						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 FST= W12 S6 E12 N6\$S6 BAS= W12 S19 E12 N19\$ S15 FOP= S4 E16 N4 W16\$ E16 S4 E26 N25\$.	