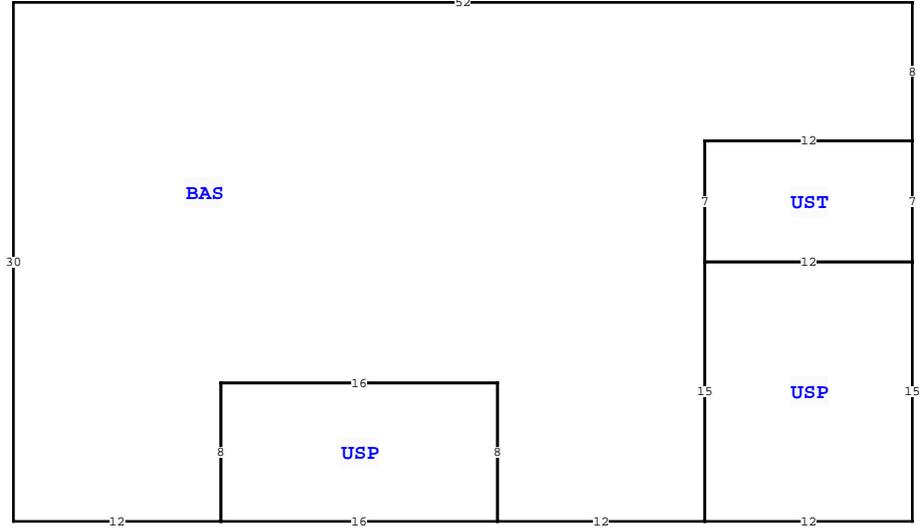


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	13 LAM/VNLPLK 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	1,314	115.4000	131.56	172,870	1961	1995	0	0	35.00
1 SINGLE FAM 0% - 2025 Heated Area: 1168 HX Base Yr										



MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC					
34317.050		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100		1,168	99,880
USP	128	35		45	3,848
USP	180	35		63	5,387
UST	84	45		38	3,249
TOTALS	1,560			1,314	112,366

262 SE ANDREW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		112,366	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		9,880	
TOTAL MARKET VALUE		122,646	
SOH/AGL Deduction		0	
ASSESSED VALUE		122,646	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		122,646	
TOTAL JUST VALUE		122,646	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,672	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052238	Electrical Servic	0	02/04/2025
000049666	Roof Replacement	4,000	04/23/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1270	11/26/2024	WD	Q	I	01	144,900
GRANTOR: PERRY BRUCE						
GRANTEE: GELLASCH RICHARD A						
1512/2204	3/28/2024	WD	U	I	12	100
GRANTOR: REED BIANCA						
GRANTEE: PERRY BRUCE						

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	0031	BARN,MT AE	0	0	20	22	1.00	UT 800.00	800.00	50	0	0	3	50	400

LAND DESCRIPTION											TOTAL OB/XF					400								
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	0			0.00	0.00	0.76	AC		1.00	1.00	1.00	13,000.00	13,000.00	9,880							

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[ORIG=0,0] W52 S30 E12 N8 E16 S8 E12 N15 N7 E12 N8 \$										
USP=[ORIG=-12,30] E12 N15 W12 S15 \$										
USP=[ORIG=-40,30] E16 N8 W16 S8 \$										
UST=[ORIG=-12,15] E12 N7 W12 S7 \$										

REVIEW DATE 02/11/2025 BY TW																								
Total Acres: 0.76					Total Land Value: 9,880					Market: 0					Agricultural: 0					Common: 9,880				