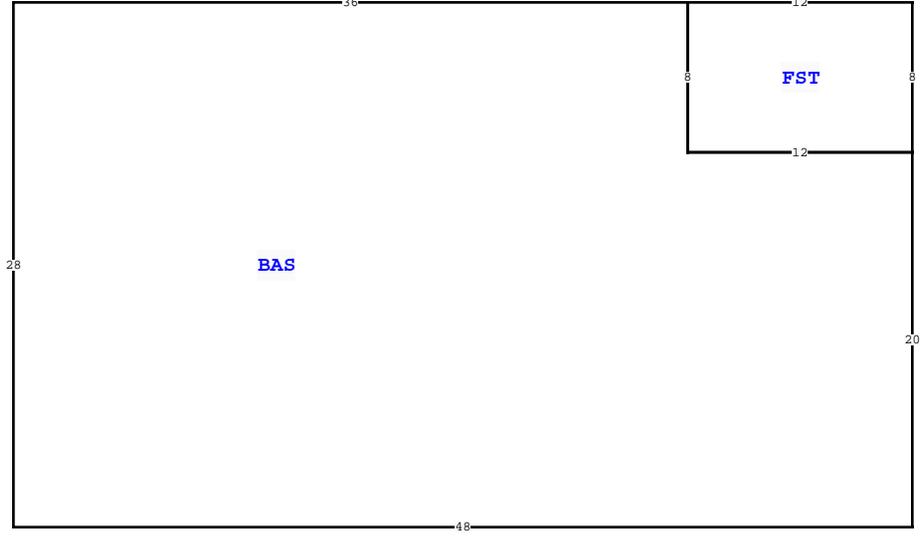




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
FST	96	55	
TOTALS	1,344		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,301	89.5050	102.04	132,754	1962	1962	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 1248 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			86,290
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			105,390
SOH/AGL Deduction			0
ASSESSED VALUE			105,390
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			105,390
TOTAL JUST VALUE			105,390
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049970	Roof Replacement	8,000	05/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1753	7/28/2025	WD Q	I	01		116,000
GRANTOR: MCCRANIE LANDS II, LL						
GRANTEE: HART BYRON						
1304/1419	11/12/2015	WD U	I	11		100
GRANTOR: JULIAN H MCCRANIE JR						
GRANTEE: MCCRANIE LANDS II,						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012

TOTAL OB/XF											
300 SE DEFENDER DR, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/21/2023			MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W36 S28 E48 N20 FST= N8W12 S8 E12S W12 N8S.											

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	80.00	127.00	1.00	LT	1.00