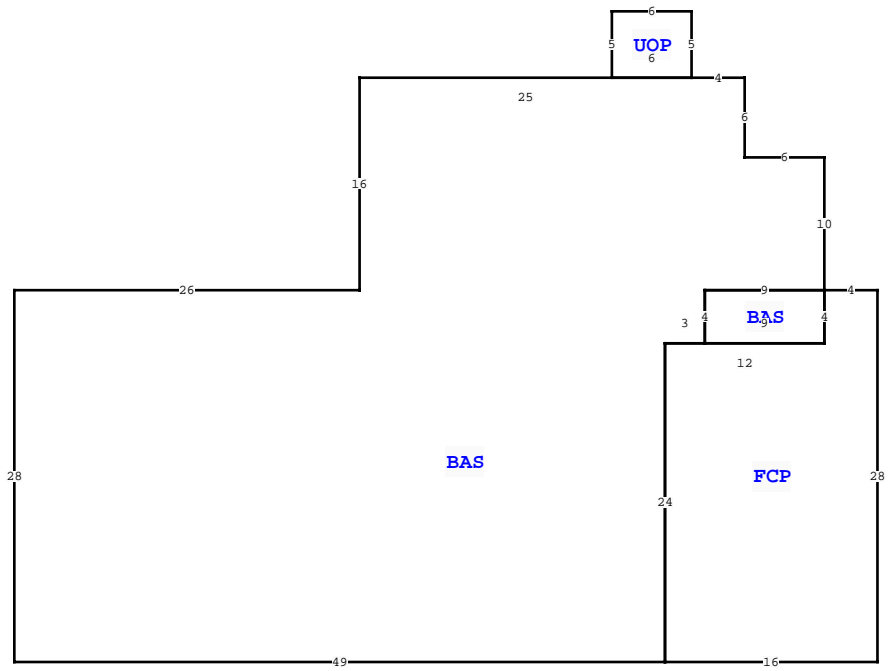


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	36	100	
BAS	1,908	100	
FCP	400	25	
UOP	30	20	
TOTALS	2,374		

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%	- 2025								
			Heated Area: 1944				HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	191,614		
TOTAL MARKET OB/XF VALUE	1,400		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	211,514		
SOH/AGL Deduction	0		
ASSESSED VALUE	211,514		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	160,103		
TOTAL JUST VALUE	211,514		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	211,514		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048955	Roof Replacement	13,000	01/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/777	4/19/2024	WD	U	I	37	170,000
GRANTOR: PARTINGTON THOMAS						
GRANTEE: WELSH NATHAN A						
1422/1193	10/15/2020	WD	Q	I	01	150,000
GRANTOR: TERRY & KARI GRIFFIS						
GRANTEE: THOMAS PARTINGTON						

EXTRA FEATURES		486 SE DEFENDER DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0120	CLFENCE 4	0.00
3	0294	SHED WOOD/	0.00
4	0252	LEAN-TO W/	0.00

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	0	0	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	0	0	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	2017	2017	3	100	700	
4	0252	LEAN-TO W/	0	100	0	0	0	0	0.00	100	2017	2017	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W4 UOP= N5 W6 S5 E6 \$ W25 S16 W26 S28 E49 FCP= E16N28 W4 BAS= W9 S4 E9 N4\$ S4 W12 S24\$ N24 E3 N4 E9 N10 W6 N6\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,400																						
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	100		RSF-2	94.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							