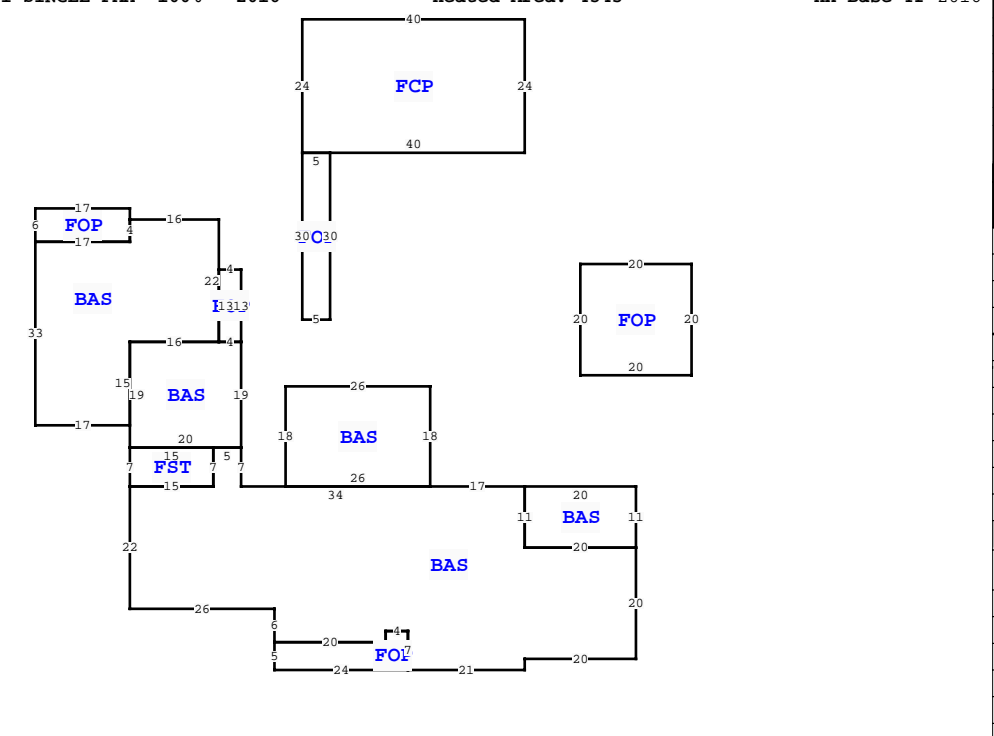




ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,893	106.9910	119.83	586,328	1968	1968	0	0	35.00	65.00



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
05 05	0100 SINGLE FAMILY		34417.00 1.00/		
		MKT AREA	02		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	17,136
BAS	380	100		380	29,598
BAS	468	100		468	36,452
BAS	913	100		913	71,113
BAS	2,364	100		2,364	184,131
FCP	960	25		240	18,693
FOP	52	30		16	1,246
FOP	102	30		31	2,415
FOP	128	30		38	2,960
FOP	150	30		45	3,505
<b>TOTALS</b>	<b>6,242</b>			<b>4,893</b>	<b>381,113</b>

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026		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	0280	POOL R/CON	0	100	15	32	480.00	UT	70.00	70.00	100	1968	1968	3	40	13,440	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	0	0	3	100	7,000	
4	0040	BARN, POLE	0	100	31	24	744.00	UT	1.60	1.60	100	0	0	3	100	1,190	
5	0297	SHED CONCR	0	100	12	24	288.00	UT	4.30	4.30	100	0	0	3	100	1,238	
6	0260	PAVEMENT-A	0	100	0	0	8,121.00	UT	0.60	0.60	80	1993	1993	3	80	3,898	
7	0166	CONC, PAVMT	0	100	0	0	3,245.00	UT	1.50	1.50	80	1999	1999	3	80	3,894	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	

EXTRA FEATURES																
421 SE ALFRED MARKHAM ST, LAKE CITY																
TOTAL OB/XF 31,960																

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3 Tax Dist:	
BUILDING MARKET VALUE				381,113	
TOTAL MARKET OB/XF VALUE				31,960	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				503,073	
SOH/AGL Deduction				239,789	
ASSESSED VALUE				263,284	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				211,873	
TOTAL JUST VALUE				503,073	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				484,323	
LAND:1:1: JOINS RE #08966-001 7.50 AC TOTAL					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054626	Additions	600,000	12/04/2025
000054265	Right-of-Way Acce		10/17/2025
000050842	Storage Building	30,000	09/17/2024
000042374	Solar Power System	101,548	07/21/2021
15028	REMODEL	250	02/03/1999
12273	ADDN SFR	60	03/13/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2215	2/27/2026	WD	U	I	11	100
GRANTOR: JONES WILLIAM S						
GRANTEE: 421 CONSTRUCTION LL						
1559/2694	2/04/2026	QC	U	I	11	100
GRANTOR: JONES WILLIAM S						
GRANTEE: 421 CONSTRUCTION LL						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W17 BAS= N18 W26 S18 E26\$ W34 N7 BAS= N19 FOP= N13W4 S13 E4\$ W4 BAS= N22 W16 FOP= N2 W17 S6 E17 N4\$ S4 W17 S33 E17 N15 E16\$W16 S19 E20\$ W5 FST= W15 S7 E15 N7\$ S7 W15 S22 E26 S6 FOP= S5 E24 N7 W4 S2W20\$ E20 N2 E4 S7 E21 N2 E20 N20 BAS= N11 W20 S11 E20\$ W20 N11\$ PTR= N60 FCP= N24 W40 S24 FOP= S30 E5 N30 W5\$ E40\$ S60 PTR= N20 E30 FOP= N20 W20 S20 E20\$ S20 W30\$.																

LAND DESCRIPTION																								
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		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	90,000							