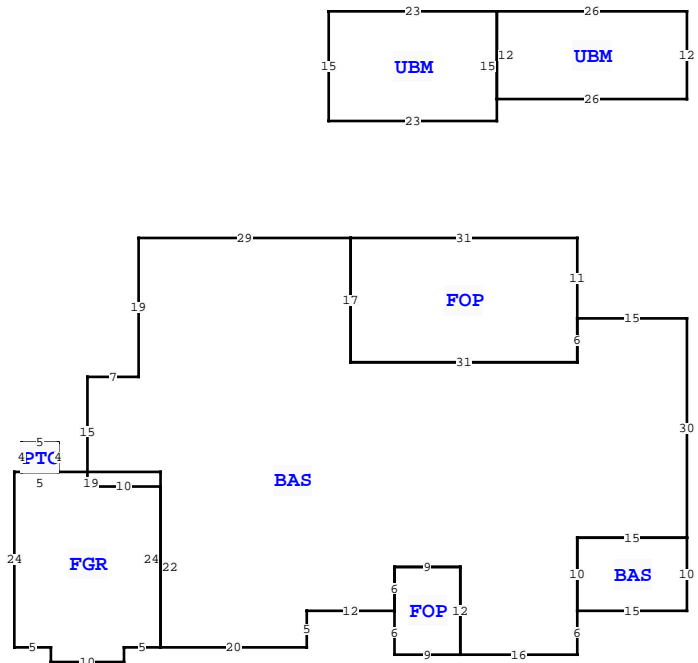


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	07	CORK/VTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	150	100	
BAS	3,179	100	
FGR	500	55	
FOP	108	30	
FOP	527	30	
PTO	20	5	
UBM	312	20	
UBM	345	20	
TOTALS	5,141		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,926	117.4767	131.57	516,544	1991	1991	0	0	35.00	65.00
1 SINGLE FAM 100% - 0											
Heated Area: 3329 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		335,754	
TOTAL MARKET OB/XF VALUE		17,386	
TOTAL LAND VALUE - MARKET		52,386	
TOTAL MARKET VALUE		405,526	
SOH/AGL Deduction		109,363	
ASSESSED VALUE		296,163	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		239,752	
TOTAL JUST VALUE		405,526	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,526	

LAND:1:1: 17.76 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1806	9/18/2025	LE	U	I	14	100
GRANTOR: FERGUSON JOY S						
GRANTEE: FERGUSON JOY S (ENH						
0808/0437	6/06/1995	WD	Q	V	03	0
GRANTOR: DALE & JOY FERGUSON						
GRANTEE: JOY S FERGUSON						

EXTRA FEATURES		349 NW STREAMSIDE CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0258	PATIO	0 100
2	0166	CONC, PAVMT	0 100

L	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	0258	PATIO	0 100	12	24	288.00	UT	2.50	2.50	100	1993	1993	3	100	720	
2	0166	CONC, PAVMT	0 100	0	0	8,333.00	UT	2.00	2.00	100	1993	1993	3	100	16,666	

LAND DESCRIPTION		TOTAL OB/XF 17,386																						
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	0133	C	SFR LAKE	100		RSF-1	0.00	0.00	3.49	AC		1.00	1.00	1.00	15,000.00	15,000.00	52,350							
2	9520	C	LAKE	0		00	0.00	0.00	1.42	AC		1.00	1.00	1.00	25.00	25.00	36							