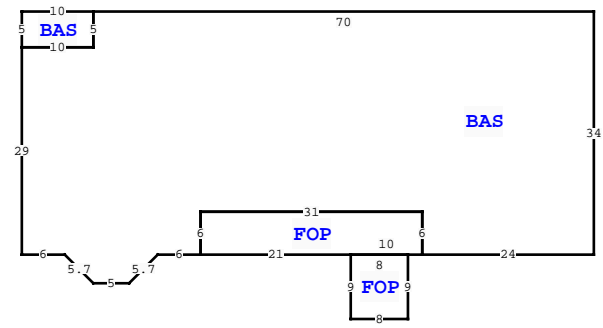
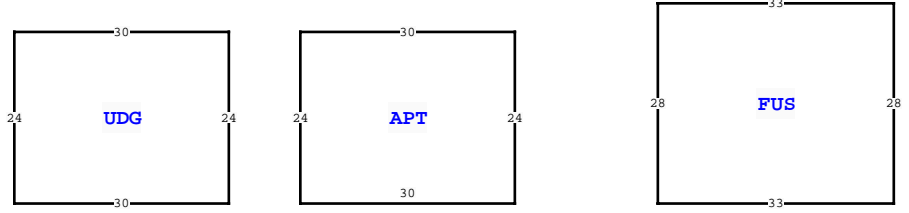


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	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
1	SINGLE FAM	100%	- 2025								
Heated Area: 4214						HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	720	100		720	67,396
BAS	50	100		50	4,681
BAS	2,520	100		2,520	235,885
FOP	72	30		22	2,059
FOP	186	30		56	5,242
FUS	924	100		924	86,492
UDG	720	55		396	37,067
TOTALS	5,192			4,688	438,821

209 SW HAMLET CIR, LAKE CITY

BLD DATE	LGL DATE	04/22/2022	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	22	37			814.00	UT	70.00			40	22,792	
2	0258	PATIO	0	100	0	0			4,194.00	UT	2.00			75	6,291	
3	0294	SHED WOOD/	0	100	12	16			192.00	UT	7.50			60	864	
4	0166	CONC, PAVMT	0	100	0	0			8,888.00	UT	2.00			100	17,776	
5	0190	FPLC PF	0	100	0	0			1.00	UT	1,200.00			100	1,200	
6	0166	CONC, PAVMT	0	100	30	30			900.00	UT	2.25			100	2,025	
7	0120	CLFENCE 4	0	100	0	0			1.00	UT	2,000.00			100	2,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	438,821		
TOTAL MARKET OB/XF VALUE	52,948		
TOTAL LAND VALUE - MARKET	69,300		
TOTAL MARKET VALUE	561,069		
SOH/AGL Deduction	108,001		
ASSESSED VALUE	453,068		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	401,657		
TOTAL JUST VALUE	561,069		
NCON VALUE	2,000		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	565,796		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19654	ADDN SFR	50	06/17/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/438	5/30/2024	WD	U	I	11	100

GRANTOR: MAYNARD ISAAC DAVID
GRANTEE: HEBREWS 11:11 TRUST
1506/1831 1/19/2024 WD Q I 01 641,000
GRANTOR: PROVERBS 27:23 TRUST
GRANTEE: MAYNARD ISAAC DAVID

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W70 BAS= W10 S5 E10 N5\$S5 W10 S29 E6 D4 R4 E5 R4 U4 E6 FOP= E21 FOP= S9 E8 N9 W8 \$ E10 N6 W31 S6\$ N6 E31 S6 E24 N34\$ PTR= N20 FUS= E33 N28 W33 S28\$ S20\$ PTR= N20 W60 UDG= N24 W30 S24 E30\$ S20 E60\$ PTR= W20 N20 APT= N24 W30 S24 E30\$ E20 S20\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 52,948																								
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	4.62	AC		1.00	1.00	1.00	15,000.00	15,000.00	69,300							