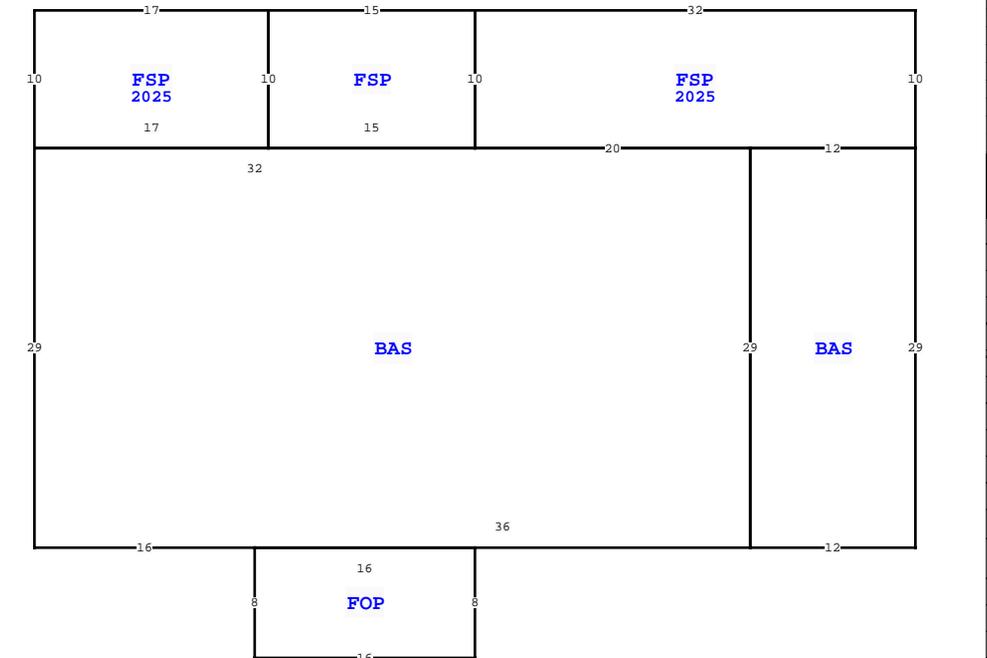


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	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	2,150	114.8400	130.92	281,478	1988	2016		0	0	91.00	



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	36416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	348	100		348	41,460
BAS	1,508	100		1,508	179,659
FOP	128	30		38	4,527
FSP	150	40		60	7,148
FSP	170	40	2025	68	8,102
FSP	320	40	2025	128	15,250
TOTALS	2,624			2,150	256,145

420 SW PRISM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	20	10	200.00	UT	2.00	2.00	100	1993	1993	3	100	400	
2	0166	CONC, PAVMT	0	100	3	36	108.00	UT	2.00	2.00	100	1993	1993	3	100	216	
3	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2009	2009	3	100	2,400	
4	0166	CONC, PAVMT	0	100	0	0	2,919.00	UT	2.25	2.25	100	2009	2009	3	100	6,568	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2026	2025		100	3,200	
7	0210	GARAGE U	0	100	0	0	1.00	UT	11,500.00	11,500.00	100	2026	2025		100	11,500	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION															TOTAL OB/XF									
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	2.31	AC		1.00	1.00	1.00	20,000.00	20,000.00	46,200							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			256,145	
TOTAL MARKET OB/XF VALUE			27,284	
TOTAL LAND VALUE - MARKET			46,200	
TOTAL MARKET VALUE			329,629	
SOH/AGL Deduction			40,202	
ASSESSED VALUE			289,427	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			238,016	
TOTAL JUST VALUE			329,629	
NCON VALUE			17,700	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			312,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051544	Screen Enclosure	11,500	11/18/2024
000046965	Storage Building	15,000	04/14/2023
32573	MAINT/ALTR	35	12/29/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1771	11/23/2021	WD	Q	I	01	251,200

GRANTOR: GATEWAY DEVELOPMENT L
GRANTEE: PITZER GARY E & CIN
1307/0705 1/07/2016 WD U I 30 100
GRANTOR: GABRIEL CURRY
GRANTEE: GATEWAY DEVELOPMENT

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W20 W32 S29 E16 E36 N29 \$
BAS=[ORIG=0,29] E12 N29 W12 S29 \$
FSP=[YR=2025;ORIG=12,-10] W32 S10 E20 E12 N10 \$
FSP=[YR=2025;ORIG=-35,-10] W17 S10 E17 N10 \$
FSP=[ORIG=-20,0] N10 W15 S10 E15 \$
FOP=[ORIG=-36,29] S8 E16 N8 W16 \$