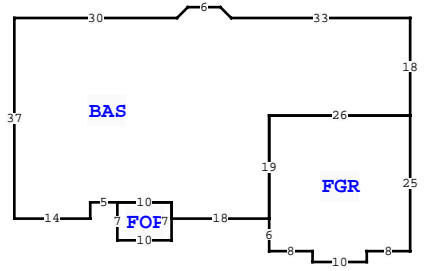
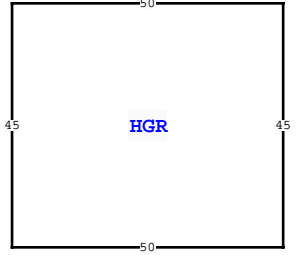


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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			
0100	01	3,579	123.9854	138.86	496,980	2006	2006	0	0	0	19.95	80.05		
1 SINGLE FAM 100% - 2023 Heated Area: 2178 HX Base Yr 2023														



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	12416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100		2,178	242,101
FGR	670	55		368	40,906
FOP	70	30		21	2,334
HGR	2,250	45		1,012	112,491
TOTALS	5,168			3,579	397,832

245 SW PLANTATION TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	5,000.00	UT	2.50	2.50	100	2006	2006	3	100	12,500	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

TOTAL OB/XF 16,300

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		397,832		
TOTAL MARKET OB/XF VALUE		16,300		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		449,132		
SOH/AGL Deduction		15,167		
ASSESSED VALUE		433,965		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		382,554		
TOTAL JUST VALUE		449,132		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		454,351		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054557	Swimming Pool and	20,000	11/22/2025
23227	SFR	607	06/03/2005
22984	PLANE HNGR	370	04/05/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/338	8/25/2021	WD Q	Q	I	01	425,000
GRANTOR: REESE SHIRLEY R						
GRANTEE: SCHULDt CHRISTOPHER						
1446/336	8/25/2021	QC U	U	I	11	100
GRANTOR: REESE SHIRLEY R TRUST						
GRANTEE: REESE SHIRLEY R						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W33 L2 U2 W6 D2 L2 W30 S37 E14 N3 E5 FOP= S7 E10 N7 W10\$ E10 S3 E18 FGR= S6 E8 S2 E10 N2 E8 N25 W26 S19\$ N19 E26 N18\$ PTR= N30 HGR= N45 W50 S45 E50\$ S30\$.													