

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION

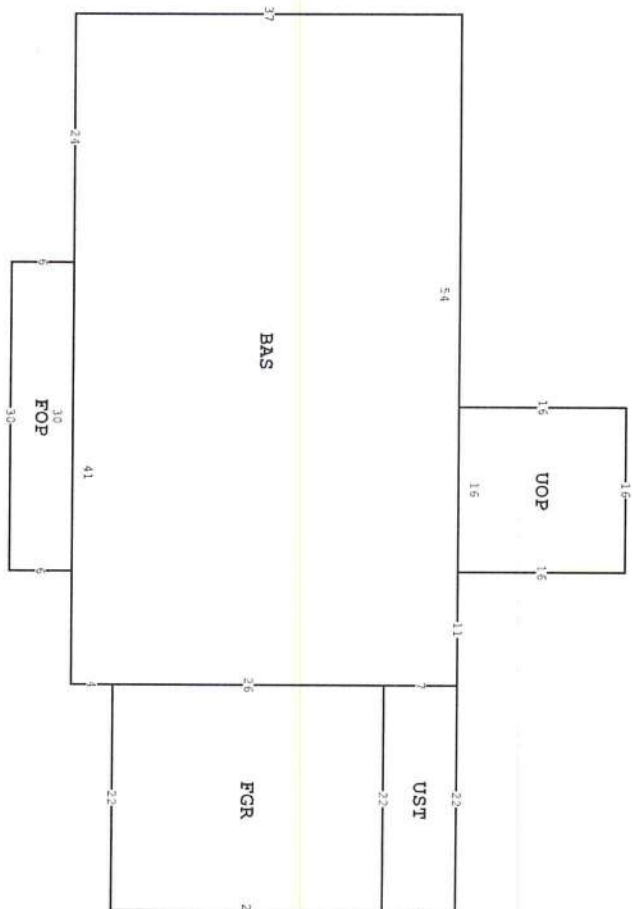
Exterior Wall	19	COMMON BRK	100
Roof Structure	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS

1 SINGLE FAM - 0% - 2023		Heated Area: 2405		HX Base Yr	
0100	01	2,894	111.6250	120.56	
				348,901	1968
				0	0
				0	35.00
					65.00

Heated Area: 2405

HX Base Yr



Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,405	100		2,405	188,466
FGF	572	55		315	24,684
FOP	180	30		54	4,232
UOP	256	20		51	3,997
UST	154	45		69	5,407

TOTALS	3,567	2,894	226,786
EXTRA FEATURES			

L	OB/XF	DESCRIPTION	BLD CAP	L	W
1	0260	PAVEMENT-A	0	0	0
2	0297	SHED CONCR	0	0	16 42
3	0120	CLFENCE 4	0	0	0
4	0190	FPLC PF	0	0	0

[illegible]

L	USE	CLS	LAND USE DESCRIPTION	CAP	R	D
N	CODE					
1	0140	C	SPR GOLF	0		

REVIEW DATE	08/21/2023	BY	JB
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290 SW LEISURE DR, LAKE CITY	BLD DATE	UGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AC DATE		

UNITS	UT	Ad.R	ADD UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	DOB/F MINT VALUE	NOTES
1.00 UT 0.00			0.00	100	0	0	3	100		800
1.00 UT 0.00			0.00	100	0	0	3	100		1,500
1.00 UT 0.00			0.00	100	1993	1993	3	100		500
1.00 UT 1,200.00			1,200.00	100	2023	2022		100		1,200

[illegible]

LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT D TYPE T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	UVA
	0.00	0.00	1.00	LT	1.00	1.00	1.30	35,000.00	45,500.00	

Total Acres: 1.42	Total Land Value: 45,500	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY	Tax Dist:	STANDARD	
Tax Group: 2			
BUILDING MARKET VALUE		226,786	
TOTAL MARKET OBJ# VALUE		4,000	
TOTAL LAND VALUE - MARKET		45,500	
TOTAL MARKET VALUE		276,286	
SOH/AGL Deduction		0	
ASSESSED VALUE		276,286	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		276,286	
TOTAL VALUE		276,286	
NCGN VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,484	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045691	Remodel	33,515	10/17/2022

OFF RECORD		SALES DATA							SALE	
Number	DATE	TYPE	Q	V	I	RSN			PRICE	
		INST	U	I	I	CD				
1469/895	6/13/2022	WD	Q	I	I	01			250.000	

GRANTOR: BYNUM VICKI ANN					
GRANTEE: HUDSON PENNIE GEAN					
0866/2092	10/01/1998	QC	Q	I	01
GRANTOR: JIM B BYNUM					
GRANTEE: VICKI A BYNUM					
BUILDING NOTES					

BAS= M11 UOP= N16 M16 S16 EL6S N54 S37 E24 EOP= SE630N6 W30S
E41 N4 EGR= E22 N26 W22 S26S N26 UST= E22 N7 W22 S7S N7S.

LINE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
15,500							

Common: 45, 500	PRINTED 05/07/2025 BY SYS
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