



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	19	COMMON BRK 90	0100	01	2,310	121.6380	127.72	295,033	1976	1976	0	0	0	35.00	65.00	VALUATION SUMMARY									
Exterior Wall	32	HARDIE BRD 10	1 SINGLE FAM - 100% - 0													STANDARD									
Roof Structure	03	GABLE/HIP 100	Heated Area: 1752													HX Base Yr									
Roof Cover	14	PREFIN MT 100																							
Interior Wall	04	PLYWOOD 100																							
Interior Floor	14	CARPET 80																							
Interior Floor	15	HARDTILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	2.5	100																							
Frame	01	NONE 100																							
Stories	1.	1. 100																							
Architectural	05	CONV 100																							
Units	0	100																							
Condition Adj	03	03 100																							
Kitchen Adjus	01	01 100																							
Quality	05	05																							
DOR CODE	5000 IMPROVED AG																								
MAP NUM																02									
NEIGHBORHOOD/LOC	25516.00 1.00/																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,752	100	1,752	145,447																					
FCP	320	25	80	6,642																					
FEP	200	80	160	13,283																					
UCP	288	20	58	4,815																					
UEP	336	60	202	16,769																					
UOP	192	20	38	3,154																					
UST	45	45	20	1,660																					
TOTALS	3,133		2,310	191,771																					
EXTRA FEATURES					420 SW CHIVES TER, LAKE CITY										03/07/2022 MLU										
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200										
2	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	400										
3	0040	BARN, POLE	0	100	50	100	5,000.00	UT	5.00	100	1993	1993	3	100	25,000										
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	200										
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	275.00	275.00	43,725								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	397,500								
REVIEW DATE 12/02/2024 BY SYS Total Acres: 160.00 Total Land Value: 46,225 Market: 397,500 Agricultural: 43,725 Common: 2,500 PRINTED 12/31/2024 BY SYS																									