



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06

NEIGHBORHOOD/LOC	5417.0600	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100		1,437	128,002
FOP	72	30		22	1,960
FST	105	55		58	5,166
FST	144	55		79	7,037
FUS	396	100		396	35,274
UGR	318	45		143	12,738

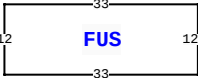
TOTALS	2,472			2,135	190,177
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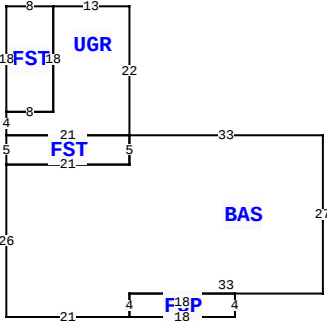
EXTRA FEATURES

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1966	1966	3	40	14,336	
3	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

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	265.00	65.00	11,495.00	SF		1.00	1.00	1.00	1.00	1.00	11,495							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	122.3543	137.04	292,580	1965	1965	0	0	0	35.00	65.00
1 SINGLE FAM		100% - 0		Heated Area: 1833					HX Base Yr			
												

												
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BLD DATE		IGL DATE	
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304 SE EVERGREEN DR, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				190,177			
TOTAL MARKET OB/XF VALUE				15,036			
TOTAL LAND VALUE - MARKET				11,495			
TOTAL MARKET VALUE				216,708			
SOH/AGL Deduction				108,405			
ASSESSED VALUE				108,303			
TOTAL EXEMPTION VALUE				HX HB WX		55,722	
BASE TAXABLE VALUE				52,581			
TOTAL JUST VALUE				216,708			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				216,708			