



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	120,254
FCP	380	25		95	7,836
FEP	224	80		179	14,763
FOP	150	30		45	3,712
FST	160	55		88	7,258
TOTALS	2,372			1,865	153,822

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	0296	SHED METAL	0 100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

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		*RSF	200.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,865	113.2960	126.89	236,650	1965	1965	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2011 Heated Area: 1458 HX Base Yr 2011											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
805 SW VALLEY WAY, LAKE CITY 04/21/2023 MLU											

TOTAL OB/XF												1,650
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		1
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 1					Tax Dist:							
BUILDING MARKET VALUE										153,822		
TOTAL MARKET OB/XF VALUE										1,650		
TOTAL LAND VALUE - MARKET										18,500		
TOTAL MARKET VALUE										173,972		
SOH/AGL Deduction										83,823		
ASSESSED VALUE										90,149		
TOTAL EXEMPTION VALUE					HX HB					50,722		
BASE TAXABLE VALUE										39,427		
TOTAL JUST VALUE										173,972		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										173,972		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1197/0085		6/24/2010		WD	U	I	19	50,000				
GRANTOR: ESTELLE SCANNELLA (PR												
GRANTEE: HAROLD & NANCY CREW												
0774/0072		4/28/1993		WD	U	I	12	78,000				
GRANTOR: T M ATKINSON JR												
GRANTEE: BILLIE SUE SCHMID												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W8 FEP= N14 W16 S14 E16\$ W 46 S27 E29 FOP= S6 E25 N6W25\$ E25 FCP= E20 N19 W20 S19\$ N19 FST= E20 N8 W20 S8\$ N8\$.												