

2026

00-00-00-12192-000



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	31	VINYL SID 100	0100	01	1,411	115.4400	129.29	182,428	1930	1950	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2007													Heated Area: 1286													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2007													
Interior Wall	05	DRYWALL 100															VALUATION BY								STANDARD				
Interior Floo	12	HARDWOOD 50															Tax Group: 1								Tax Dist:				
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE								118,578				
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE								1,740				
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET								6,678				
Bedrooms	3	100															TOTAL MARKET VALUE								126,996				
Bathrooms	1	100															SOH/AGL Deduction								56,962				
Frame	02	WOOD FRAME 100															ASSESSED VALUE								70,034				
Stories	1.	1. 100															TOTAL EXEMPTION VALUE								HX HB 45,034				
Architectual	05	CONV 100															BASE TAXABLE VALUE								25,000				
Units	0	100	TOTAL JUST VALUE								126,996																		
Condition Adj	03	03 100	NCON VALUE								0																		
Kitchen Adjus	01	01 100	INCOME VALUE																										
Quality			05	05	PREVIOUS YEAR MKT VALUE								126,996																
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA											06															
NEIGHBORHOOD/LOC			830317.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	200	100		200	16,808																								
BAS	294	100		294	24,707																								
BAS	792	100		792	66,559																								
FSP	160	40		64	5,379																								
FST	80	55		44	3,698																								
UOP	84	20		17	1,429																								
TOTALS	1,610			1,411	118,578																								
EXTRA FEATURES						495 NW HILLSBORO ST, LAKE CITY																							
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	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	50													
2	0258	PATIO	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	50													
3	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	0.00	100	1985	1985	3	100	100													
4	0251	LEAN TO W/	0	100	8	10		80.00	UT 3.00	3.00	100	2004	2004	3	100	240													
5	0060	CARPORT F	0	100	12	20		240.00	UT 2.50	2.50	100	2008	2008	3	100	600													
6	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	0.00	100	2011	2011	3	100	200													
7	0296	SHED METAL	0	100	0	0		1.00	UT 500.00	500.00	100	2022	2021	100	500														
TOTAL OB/XF 1,740																													
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			0.00	0.00	7,030.00	SF		1.00	1.00	1.00	0.95	0.95	6,678												
REVIEW DATE 03/07/2022 BY TW Total Acres: 0.16 Total Land Value: 6,678 Market: 0 Agricultural: 0 Common: 6,678 PRINTED 11/07/2025 BY SYS																													