

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	15	CONC BLOCK 50		0100	01	950	90.2210	101.05	95,998	1971	1971	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Exterior Wall	31	VINYL SID 50		1 SINGLE FAM 0% - 0 Heated Area: 720 HX Base Yr														Tax Group: 1 Tax Dist:												
Roof Structur	03	GABLE/HIP 100		32 16UST16 32 36 20BAS20 36														BUILDING MARKET VALUE 62,399												
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE 300												
Interior Wall	04	PLYWOOD 100																TOTAL LAND VALUE - MARKET 11,020												
Interior Floo	14	CARPET 90																TOTAL MARKET VALUE 73,719												
Interior Floo	06	VINYL ASB 10																SOH/AGL Deduction 0												
Air Condition	02	WINDOW 100																ASSESSED VALUE 73,719												
Heating Type	02	CONVECTION 100																TOTAL EXEMPTION VALUE 0												
Bedrooms	2	100																BASE TAXABLE VALUE 73,719												
Bathrooms	1	100																TOTAL JUST VALUE 73,719												
Frame	01	NONE 100																NCON VALUE 0												
Stories	2.	100																INCOME VALUE												
Architectual	05	CONV 100																PREVIOUS YEAR MKT VALUE 73,719												
Units	0	100																												
Condition Adj	02	02 100																												
Kitchen Adjus	01	01 100																												
Quality	03	03																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA				06																								
NEIGHBORHOOD/LOC	860317.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	720	100		720	47,291																									
UST	512	45		230	15,107																									
TOTALS	1,232			950	62,399																									
EXTRA FEATURES					263 SE BAKER AVE, LAKE CITY										BLD DATE		LGL DATE		04/27/2022		MLU									
															XF DATE		LAND DATE													
															INC DATE		AG DATE													
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	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200														
2	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100														