



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	03	BELOW AVG. 100	0100	01	2,444	74.0956	82.99	202,828	1900	1900	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM 100% - 0														Heated Area: 2297												
Roof Cover	01	MINIMUM 60															HX Base Yr												
Roof Cover	12	MODULAR MT 40																											
Interior Wall	02	WALL BD/WD 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	12	HARDWOOD 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	2	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	03	03																											
DOR CODE	0100 SINGLE FAMILY																												
MAP NUM																06													
NEIGHBORHOOD/LOC	32317.060 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,171	100		1,171	63,168																								
FOP	84	30		25	1,349																								
FUS	1,126	100		1,126	60,741																								
UEP	138	60		83	4,477																								
UOP	35	20		7	378																								
UOP	160	20		32	1,726																								
TOTALS	2,714			2,444	131,838																								
EXTRA FEATURES						433 S MARION AVE, 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	0011	BARN, BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	11,090													
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,111													
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100													
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200													
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100													
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200													
TOTAL OB/XF 13,801																													
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		*CG	235.00	120.00	28,200.00	SF		1.00	1.00	1.00	2.50	2.50	70,500												
REVIEW DATE 01/13/2012 BY DF Total Acres: 0.65 Total Land Value: 70,500 Market: 0 Agricultural: 0 Common: 70,500 PRINTED 11/18/2025 BY SYS																													