NE1/4 OF NW1/4 AS LIES SW OF LOWER SPRINGS RD, EX 5.04 AC DESC ORB 939-779.

MAINER ALBERTA R (ESTATE)
,

2026

01-3S-15-00127-005

BUILDING CHARACTERISTICS

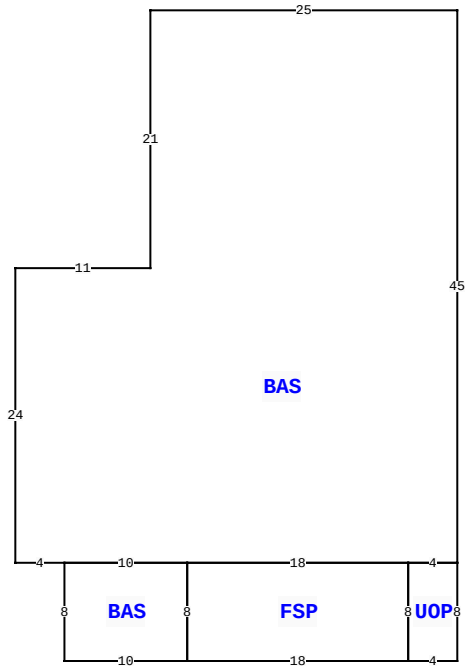
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	3,873
BAS	1,389	100		1,389	67,254
FSP	144	40		58	2,808
UOP	32	20		6	291
TOTALS	1,645			1,533	74,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,533	66.5091	74.49	114,193	1917	1937	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1469 HX Base Yr



916 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,225
TOTAL MARKET OB/XF VALUE	750
TOTAL LAND VALUE - MARKET	131,760
TOTAL MARKET VALUE	86,844
SOH/AGL Deduction	0
ASSESSED VALUE	86,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,844
TOTAL JUST VALUE	206,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S21 W11 S24 E4 BAS= S8 E10 N8 W10$ E10 FSP= S8 E18 N8 W18$ E18 UOP= S8 E4 N8 W4$ E4 N45$.

EXTRA FEATURES

LN	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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	2005	2005	3	50	150	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 750

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0110	C	SFR RURAL	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.96	AC		1.00	1.00	1.00	280.00	280.00	5,869							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.96	AC		1.00	1.00	1.00	6,000.00	6,000.00	125,760							

REVIEW DATE 01/11/2023 BY JD Total Acres: 21.96 Total Land Value: 11,869 Market: 125,760 Agricultural: 5,869 Common: 6,000 PRINTED 10/03/2025 BY SYS