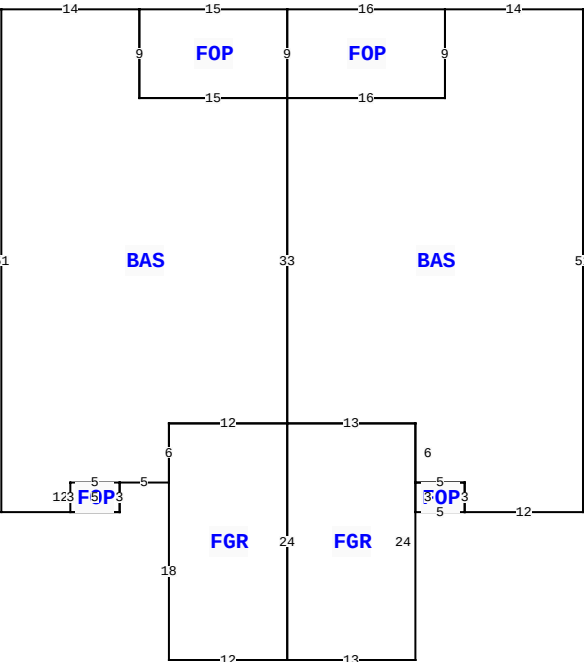


887-1250, WD 1045-2258, WD

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	VALUATION SUMMARY																													
Exterior Wall	19	COMMON BRK 100								2700	03	2,896	120.6400	102.54	296,956	2006	2006	0	0	0	19.00	81.00	VALUATION BY																												
RooF Structur	04	WOOD TRUSS 100								1 DUPLEX 0% - 0										Heated Area: 2475										HX Base Yr										STANDARD											
RooF Cover	03	COMP SHNGL 100																														Tax Group: 1										Tax Dist:									
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE										240,534									
Interior Floo	14	CARPET 100																														TOTAL MARKET OB/XF VALUE										2,855									
Air Condition	03	CENTRAL 100																														TOTAL LAND VALUE - MARKET										18,500									
Heating Type	04	AIR DUCTED 100																														TOTAL MARKET VALUE										261,889									
Bedrooms	3	100																														SOH/AGL Deduction										41,226									
Bathrooms	2	100																														ASSESSED VALUE										220,663									
Frame	02	WOOD FRAME 100																														TOTAL EXEMPTION VALUE										0									
Story Height	9	100																														BASE TAXABLE VALUE										220,663									
RMS	0	100																														TOTAL JUST VALUE										261,889									
Stories	1.	1. 100								NCON VALUE										0																															
Units	2	100								INCOME VALUE																																									
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE										264,859																															
Kitchen Adjus	01	01 100																																																	
Quality		05		05																																															
DOR CODE		0800		MULTI-FAM <10																																															
MAP NUM				MKT AREA				06																																											
NEIGHBORHOOD/LOC		1416.0400		1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	1,221	100		1,221	101,413																																														
BAS	1,254	100		1,254	104,154																																														
FGR	288	55		158	13,123																																														
FGR	312	55		172	14,286																																														
FOP	15	30		4	332																																														
FOP	15	30		4	332																																														
FOP	135	30		40	3,323																																														
FOP	144	30		43	3,571																																														
TOTALS	3,384			2,896	240,534																																														
EXTRA FEATURES						1816 SW GRANDVIEW ST, LAKE CITY										BLD DATE				LGL DATE		04/21/2023		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		1,142.00	UT	2.50				2.50	100	2006	2006	3	100	2,855																															