



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floor	04	C ABOVE GD	90
Interior Floor	04	C ABOVE GD	10
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,815	100	
FOP	440	30	
FST	182	55	
UGR	392	45	
TOTALS	2,829		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,223	53.0202	57.26	127,289	1968	1968		0	0	30	35.00
1 SINGLE FAM - 0% - 2021 Heated Area: 1815 HX Base Yr												
BLD DATE		LGL DATE										
XF DATE		LAND DATE	04/07/2025	MLU								
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			44,551
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			65,560
TOTAL MARKET VALUE			113,911
SOH/AGL Deduction			11,318
ASSESSED VALUE			102,593
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			102,593
TOTAL JUST VALUE			113,911
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			94,794
SALE:1:1: ALSO SEE ORB 841-488			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21604	SFR	1,303	03/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/86	4/28/2019	WD Q	Q	I	01	84,000
GRANTOR: CAMERON BRANDON S						
GRANTEE: NICKELSON GAIL						
1254/2030	5/14/2013	WD U	U	I	18	90,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: BRANDON S & LAUREN						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0010	BARN, BLK	0	0	0	0	1.00	UT	0.00	0.00	100	1993
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009

TOTAL OB/XF												
3,800												
935 SW WALTER AVE, LAKE CITY												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W55 FST= W14 S13 E14 N13\$ S13 UGR= W14 S28 E14 N28\$ S20 FOP= S8 E55 N8 W55\$ E55N33\$.												

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
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00
2	0000	C	VAC RES	0		A-1	0.00	0.00	4.96	AC		1.00