

2026

03-4S-16-02731-015



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				2																	
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		32		HARDIE BRD 100		0100		01		2,485		120.3840		148.31		368,550		2019		2019		0		0		0		6.00		94.00		VALUATION BY					STANDARD														
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		0%		- 2024				Heated Area: 2157																Tax Group: 2					Tax Dist:														
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					346,437														
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					1,308														
Interior Floo		12		HARDWOOD 50																												TOTAL LAND VALUE - MARKET					38,500														
Interior Floo		14		CARPET 50																												TOTAL MARKET VALUE					386,245														
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					0														
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					386,245														
Bedrooms				4 100																												TOTAL EXEMPTION VALUE					0														
Bathrooms				3 100																												BASE TAXABLE VALUE					386,245														
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					386,245														
Stories		1.		1. 100																												NCON VALUE					0														
Architectual		05		CONV 100																												INCOME VALUE																			
Units				0 100																												PREVIOUS YEAR MKT VALUE					389,930														
Quality		07		07																												PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0100		SINGLE FAMILY																												37860					SFR					965					03/13/2019				
MAP NUM				MKT AREA																																															
NEIGHBORHOOD/LOC		3416.0400		1.10/																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,137		100				1,137		158,510																																									
FGR		440		55				242		33,738																																									
FOP		120		30				36		5,019																																									
FOP		168		30				50		6,971																																									
FUS		1,020		100				1,020		142,199																																									
TOTALS		2,885						2,485		346,437																																									
EXTRA FEATURES																																129 SW LOTUS GLN, 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		0166		CONC, PAVMT		0 0		0 0		654.00		UT		2.00		2.00		100		2019		2019		3		100		1,308																							