

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD		TYP		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		16		WD FR STUC 70		0100		01		2,540		123.8787		138.74		352,400		2006		2006		0		0		25.65		74.35	
Exterior Wall		19		COMMON BRK 30		1		SINGLE FAM		0%		0		Heated Area: 2195		HX Base Yr													
Roof Structure		08		IRREGULAR 100																									
Roof Cover		03		COMP SHNGL 100																									
Interior Wall		05		DRYWALL 100																									
Interior Floo		14		CARPET 90																									
Interior Floo		15		HARDTILE 10																									
Air Condition		03		CENTRAL 100																									
Heating Type		04		AIR DUCTED 100																									
Bedrooms		4		100																									
Bathrooms		3		100																									
Frame		02		WOOD FRAME 100																									
Stories		1.		1. 100																									
Architectual		05		CONV 100																									
Units		0		100																									
Condition Adj		03		03 100																									
Kitchen Adjus		01		01 100																									
Quality		07		07																									
DOR CODE		0100		SINGLE FAMILY																									
MAP NUM				MKT AREA																									
NEIGHBORHOOD/LOC		3416.00		1.00/																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																			
BAS		2,195		100				2,195		226,421																			
FGR		484		55				266		27,439																			
FOP		40		30				12		1,238																			
FSP		168		40				67		6,912																			
TOTALS		2,887						2,540		262,009																			
EXTRA FEATURES										247 SW BIRCH GLN, LAKE CITY										BLD DATE									
																				XF DATE									
																				INC DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
																				05/09/2025									
																				MLU									
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS= W23 FSP= N14 W12 S14 E12\$ W19 N3 W15 S45 E16 FOP= S2 E8																													
N6 W6 S4 W2\$ E2 N4 E6 S6 E11 FGR= S9 E22 N22 W22 S13\$ N13 E22																													
N31\$.																													
LAND DESCRIPTION										TOTAL OB/XF										3,455									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										09/26/2023										BY									
JB										Total Acres: 0.50										Total Land Value: 30,000									
Market: 0										Agricultural: 0										Common: 30,000									
PRINTED 11/19/2025 BY SYS																													