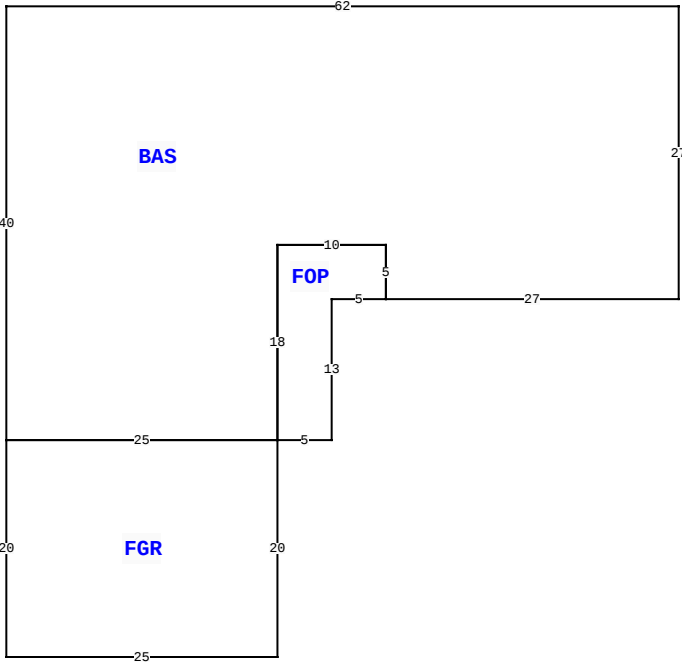
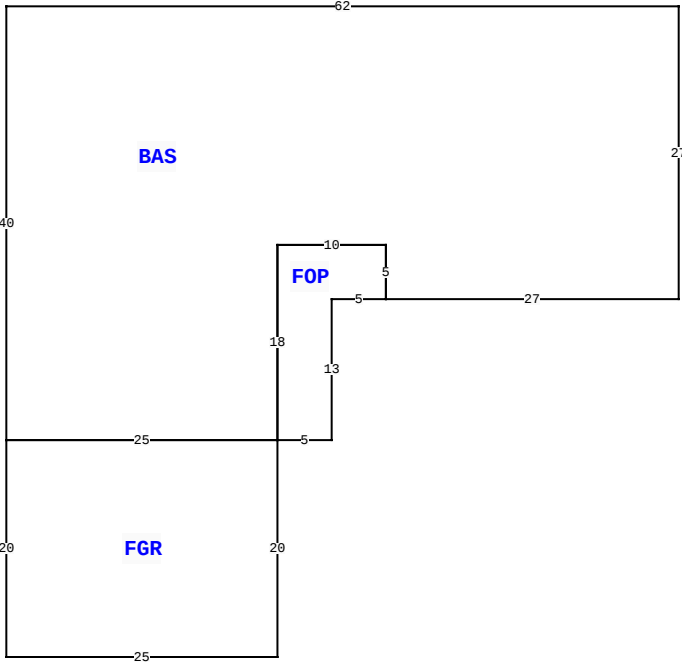


2026



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1								
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	06	BD/BATTEN 50					0100	01	2,258	109.1970	122.30	276,153	1964	1964	0	0	0	35.00	65.00	VALUATION BY					STANDARD										
Exterior Wall	19	COMMON BRK 50					1 SINGLE FAM 100% - 0														Heated Area: 1949					HX Base Yr									
Roof Structure	03	GABLE/HIP 100																								Tax Group: 1					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																								BUILDING MARKET VALUE					179,499				
Interior Wall	05	DRYWALL 100																								TOTAL MARKET OB/XF VALUE					15,126				
Interior Floor	14	CARPET 90																								TOTAL LAND VALUE - MARKET					18,500				
Interior Floor	08	SHT VINYL 10																								TOTAL MARKET VALUE					213,125				
Air Condition	03	CENTRAL 100																								SOH/AGL Deduction					103,732				
Heating Type	04	AIR DUCTED 100																								ASSESSED VALUE					109,393				
Bedrooms	4	100																								TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms	2	100																								BASE TAXABLE VALUE					58,671				
Frame	01	NONE 100																								TOTAL JUST VALUE					213,125				
Stories	1.	1. 100					NCON VALUE					0																							
Architectual	05	CONV 100					INCOME VALUE																												
Units	0	100					PREVIOUS YEAR MKT VALUE					213,125																							
Condition Adj	03	03 100																								SALE:1:1: PP INCLUDED IN SALE									
Kitchen Adjus	01	01 100																																	
Quality	05	05																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM					MKT AREA					06																									
NEIGHBORHOOD/LOC		6417.0100					1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,949	100		1,949	154,936																														
FGR	500	55		275	21,861																														
FOP	115	30		34	2,703																														
TOTALS		2,564			2,258	179,499																													
EXTRA FEATURES							580 SW OLEANDER PL, LAKE CITY										BLD DATE		LGL DATE		04/21/2023		MLU												
							XF 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	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200																				
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	90																				
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336																				
4	0296	SHED METAL	0 100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																				
5	0120	CLFENCE	4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																			