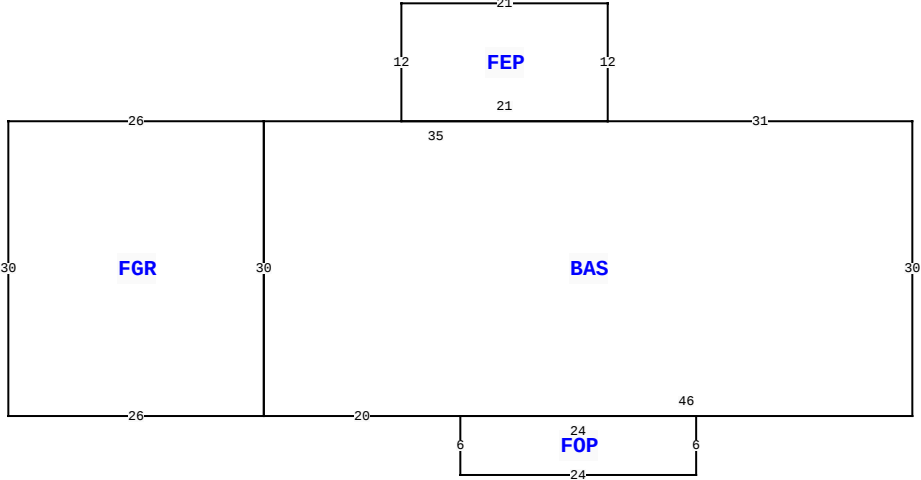




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNLPLK 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05	05		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		06
NEIGHBORHOOD/LOC		6417.0900	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	161,210
FEP	252	80		202	16,447
FGR	780	55		429	34,929
FOP	144	30		43	3,501
TOTALS				2,654	216,086

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,654	111.8400	125.26	332,440	1983	1990	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 1980 HX Base Yr 2024												
												
801 SW BISCAYNE GLN, LAKE CITY												

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		1
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 1								Tax Dist:				
BUILDING MARKET VALUE								216,086				
TOTAL MARKET OB/XF VALUE								6,300				
TOTAL LAND VALUE - MARKET								37,000				
TOTAL MARKET VALUE								259,386				
SOH/AGL Deduction								0				
ASSESSED VALUE								259,386				
TOTAL EXEMPTION VALUE								HX HB 50,722				
BASE TAXABLE VALUE								208,664				
TOTAL JUST VALUE								259,386				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								262,710				