

PLATT DONALD/PLATT ANNA
247 SW MADISON CT
LAKE CITY, FL 32024

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
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	2,424	111.5500	124.94	302,855	2023	2023		0		0	2.00	98.00	VALUATION BY															
Exterior Wall		00	N/A 0		1 SINGLE FAM 100% - 2024										Heated Area: 1920					HX Base Yr 2024					STANDARD									
Roof Structur		03	GABLE/HIP 100																	Tax Group: 3					Tax Dist:					296,798				
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					296,798									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					0									
Interior Floo		13	LAM/VNPLK 100																	TOTAL LAND VALUE - MARKET					50,000									
Interior Floo		00	N/A 0																	TOTAL MARKET VALUE					346,798									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					60,265									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					286,533									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 50,722									
Bedrooms			2 100																	BASE TAXABLE VALUE					235,811									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					346,798									
Stories		1.	1. 100		NCON VALUE					0																								
Units			0 100		INCOME VALUE																													
Condition Adj		03	03 100		PREVIOUS YEAR MKT VALUE					349,826																								
Kitchen Adjus		01	01 100																															
Quality		05	05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				01																											
NEIGHBORHOOD/LOC		7416.0200		1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,920	100	2024	1,920	235,087																													
FOP	600	30	2024	180	22,039																													
FOP	1,080	30	2024	324	39,671																													
TOTALS		3,600			2,424	296,798																												
EXTRA FEATURES						247 SW MADISON CT, LAKE CITY										BLD DATE				LGL DATE				04/07/2025				MLU						
																XF DATE				LAND DATE														
																INC 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																		