



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	11517.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100		1,423	150,212
FGR	484	55		266	28,079
FOP	121	30		36	3,800
FOP	168	30		50	5,278
UOP	496	20		99	10,450
TOTALS	2,692			1,874	197,819

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	1,917.00	UT 2.50
2	0031	BARN, MT AE	0	100	48	31	0	1,488.00	UT 25.00
3	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	2.53

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,874	117.8100	131.95	247,274	2005	2005	0	0
1 SINGLE FAM 100% - 2022 Heated Area: 1423 HX Base Yr 2022									
603 SE MYRTIS RD, LAKE CITY									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
42,794									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	2.53

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					197,819				
TOTAL MARKET OB/XF VALUE					42,794				
TOTAL LAND VALUE - MARKET					35,420				
TOTAL MARKET VALUE					276,033				
SOH/AGL Deduction					74,750				
ASSESSED VALUE					201,283				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					150,561				
TOTAL JUST VALUE					276,033				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					278,506				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23514	SFR	427	08/22/2005
23518	TR/TRAILER	0	08/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/2758	3/30/2021	WD	Q	I	01	280,000
GRANTOR: CLOUD DANIEL C						
GRANTEE: FIELDS GARRET						
1325/0253	10/31/2016	WD	Q	I	01	203,000
GRANTOR: DONNA RAUSCHER PITTM						
GRANTEE: DANIEL D & DEBRA CL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 FOP= W20 D3 R3 S5 E14 N5 R3 U3 \$ D3 L3 S5 W14 N5 L3 U3 W22 S28 FGR= S22 E22 N22 W22\$ E22 FOP= S8 E21 N8 W21\$ E21 S6 E10 N34\$ UOP= N16 W31 S16 E31\$.									