



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		15		CONC BLOCK 100		0100		01		2,151		103.7900		116.24		250,032		1980		1980		0		0		0 35.00		65.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2000				Heated Area: 1836														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 3									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		14		CARPET 100																										BUILDING MARKET VALUE									
Air Condition		03		CENTRAL 100																										TOTAL MARKET OB/XF VALUE									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				3 100																										SOH/AGL Deduction									
Bathrooms				1.5 100																										ASSESSED VALUE									
Frame		01		NONE 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										BASE TAXABLE VALUE									
Architectual		05		CONV 100																										TOTAL JUST VALUE									
Units				0 100																										NCON VALUE									
Condition Adj		03		03 100																										INCOME VALUE									
Kitchen Adjus		01		01 100																										PREVIOUS YEAR MKT VALUE									
Quality		05		05																																			
DOR CODE		5000		IMPROVED AG																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		15516.040		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,836		100				1,836		138,721																													
FDC		552		35				193		14,582																													
FOP		144		30				43		3,249																													
FST		144		55				79		5,969																													
TOTALS		2,676						2,151		162,521																													
EXTRA FEATURES																																							
414 SW CHICKADEE WAY, LAKE CITY																																							
BLD DATE																																							
XF DATE																																							
INC DATE																																							
LGL DATE																																							
LAND DATE																																							
AG DATE																																							
04/26/2023																																							
MLU																																							
SPF																																							
BUILDING NOTES																																							
BUILDING DIMENSIONS																																							
BAS= W50 S30 E26 FOP= S6 E24N6 W24\$ E40 N21 FST= N9 W16 S9																																							
E16\$ W16 N9\$ PTR=N30 FDC= N24 W23 S24 E23\$ S30\$.																																							
REVIEW DATE		10/01/2019		BY		BC		Total Acres: 3.60		Total Land Value: 13,776		Market: 21,408		Agricultural: 624		Common: 13,152		PRINTED 11/21/2025 BY SYS																					