

2026

17-5S-16-03637-002



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		10	ABOVE AVG. 100		0100	01	2,869	119.30	10	133.62	383,356	1991	1991	0	0	0	34.00	66.00	VALUATION BY																																				
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2021										Heated Area: 2338										HX Base Yr 2021										STANDARD																				
Roof Cover		14	PREFIN MT 100																						Tax Group: 3										Tax Dist:																				
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										253,015																				
Interior Floor		14	CARPET 80																						TOTAL MARKET OB/XF VALUE										3,536																				
Interior Floor		08	SHT VINYL 20																						TOTAL LAND VALUE - MARKET										50,000																				
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										306,551																				
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										72,351																				
Bedrooms			3 100																						ASSESSED VALUE										234,200																				
Bathrooms			3 100																						TOTAL EXEMPTION VALUE										HX HB 50,722																				
Frame		01	NONE 100																						BASE TAXABLE VALUE										183,478																				
Stories		1.5	1.5 100																						TOTAL JUST VALUE										306,551																				
Architectural		05	CONV 100																						NCON VALUE										0																				
Units			0 100																						INCOME VALUE																														
Condition Adj		03	03 100																						PREVIOUS YEAR MKT VALUE										310,385																				
Kitchen Adjus		01	01 100																																																				
Quality		05	05																																																				
DOR CODE		0100	SINGLE FAMILY																																																				
MAP NUM			MKT AREA																						02																														
NEIGHBORHOOD/LOC		17516.00	1.00/																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	2,018	100		2,018	177,966																																																		
FGR	688	55		378	33,335																																																		
FHS	320	60		192	16,932																																																		
FOP	216	30		65	5,732																																																		
UEP	360	60		216	19,049																																																		
TOTALS		3,602		2,869	253,015	113 SW CLAMPET GLN, LAKE CITY										BLD DATE										LGL DATE										05/10/2024										MLU									
EXTRA FEATURES												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																																						
1	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000																																							
2	0166	CONC, PAVMT	0	100	12	20	240.00	UT	1.40	1.40	100	0	0	3	100	336																																							
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200																																							
LAND DESCRIPTION										TOTAL OB/XF										3,536																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																															
1	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000																																						