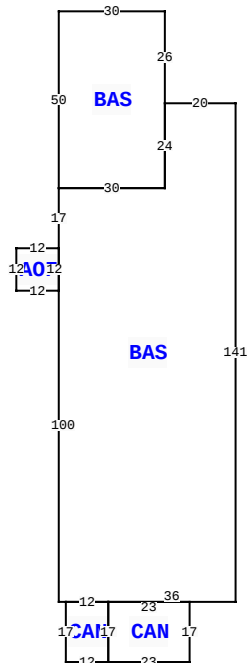


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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																	
ELEMENT	CD	15	CONC BLOCK 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	STANDARD																				
Exterior Wall	04	04	WOOD TRUSS 100	8600	06	8,224	55.6875	15.59	128,212	1960	1960	0	0	0	30	50.00	20.00	Tax Group: 2 Tax Dist:																			
Roof Structure	01	01	MINIMUM 100	1 BARNs 0% - 2024														Heated Area: 7974 HX Base Yr																			
Roof Cover	01	01	MINIMUM 100															BUILDING MARKET VALUE										35,461									
Interior Wall	03	03	CONC FINSH 100															TOTAL MARKET OB/XF VALUE										12,450									
Interior Floor	01	01	NONE 100															TOTAL LAND VALUE - MARKET										30,223									
Air Condition	01	01	NONE 100															TOTAL MARKET VALUE										78,134									
Heating Type	01	01	NONE 100															ASSESSED VALUE										78,134									
Plumbing	03	03	MASONRY 100															TOTAL EXEMPTION VALUE										0									
Frame	8	8	100															BASE TAXABLE VALUE										78,134									
Story Height	2	2	100															TOTAL JUST VALUE										78,134									
RMS	1.	1.	100															NCON VALUE										0									
Units	0	0	100															INCOME VALUE																			
Condition Adj	03	03	100	PREVIOUS YEAR MKT VALUE										74,365																							
Quality										01	01																										
DOR CODE										4100	LIGHT MANUFACTURE																										
MAP NUM										MKT AREA										07																	
NEIGHBORHOOD/LOC										20317.090										1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
AOF	144	150		216	673																																
BAS	1,500	100		1,500	4,677																																
BAS	6,330	100		6,330	19,737																																
CAN	204	30		61	190																																
CAN	391	30		117	365																																
TOTALS										8,569			8,224	25,642																							
EXTRA FEATURES										1730 NW OAKLAND AVE, LAKE CITY																											
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	0040	BARN, POLE	0	0	120	15	1,800.00	UT	1.75	1.75	100	1998	1998	3	100	3,150																					
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500																					
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																					
4	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	800																					
LAND DESCRIPTION										TOTAL OB/XF										12,450																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	4100	C	LIGHT MFG	0			0.00	0.00	34,775.00	SF		1.00	1.00	0.90	0.75	0.68	23,473																				
2	0000	C	VAC RES	0		00	0.00	0.00	3.00	LT		1.00	1.00	0.90	2,500.00	2,250.00	6,750																				
REVIEW DATE 09/02/2015 BY DF Total Acres: 1.24 Total Land Value: 30,223 Market: 0 Agricultural: 0 Common: 30,223 PRINTED 08/14/2025 BY SYS																																					

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[illegible]