

SE1/4 OF SW1/4 OF SW1/4 OF
NE1/4 EX RD R/W. (AKA LOT 11
OF AN UNREC S/D).

ADDIS MICHAEL W
300 NW YATES LP
LAKE CITY, FL 32055

2026

21-3S-16-02215-011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	01	NONE 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	01
NEIGHBORHOOD/LOC 21316.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100		1,256	109,953
FGR	550	55		302	26,437
FOP	108	30		32	2,802
FSP	128	40		51	4,465
FST	225	55		124	10,855

TOTALS	2,267			1,765	154,512
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	
2	0030	BARN, MT	0	100	22	550.00	UT	15.00	
3	0260	PAVEMENT-A	0	100	0	4,145.00	UT	1.50	

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		A-1	0.00	0.00	2.50

REVIEW DATE	02/08/2023	BY	KS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,765	120.2460	134.68	237,710	1977	1977	0	0	0	35.00
1 SINGLE FAM 100% - 2019 Heated Area: 1256 HX Base Yr 2019											

300 NW YATES LOOP, 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
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0030	BARN, MT	0	100	22	550.00	UT	15.00	15.00	100	2008	2008	3	100	8,250	
3	0260	PAVEMENT-A	0	100	0	4,145.00	UT	1.50	1.50	100	2008	2008	3	100	6,218	

TOTAL OB/XF										14,668						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00

Total Acres: 2.50	Total Land Value: 30,000	Market: 0	Agricultural: 0	Common: 30,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		154,512	
TOTAL MARKET OB/XF VALUE		14,668	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		199,180	
SOH/AGL Deduction		60,696	
ASSESSED VALUE		138,484	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		87,762	
TOTAL JUST VALUE		199,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1365/1134	7/25/2018	WD	U	I	11	100	
GRANTOR: BRYAN DUKES							
GRANTEE: MICHAEL W ADDIS							
1365/1132	7/25/2018	WD	U	I	11	100	
GRANTOR: JEFFREY DUKES							
GRANTEE: MICHAEL W ADDIS							

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP= N8 W16 S8 E16\$ BAS= W44S31 E26 FOP= E18 N6 W18 S6\$ N6 E18 FGR= S6 E25 N22 W25 S16\$ N16 FST= E25 N9 W25 S9\$ N9\$.									