



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 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	5000 IMPROVED AG

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	21417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	135,856
FCP	170	25		42	3,088
FCP	600	25		150	11,027
FSP	216	40		86	6,323

TOTALS	2,834			2,126	156,293
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0021	BARN,FR AE	0	100	14	20	1.00	UT	0.00
3	0294	SHED WOOD/	0	100	12	26	1.00	UT	0.00
4	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00
5	0070	CARPORT UF	0	100	24	27	1.00	UT	0.00

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		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00

REVIEW DATE	06/22/2017	BY	DF
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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	2,126	100.9800	113.10	240,451	1964	1964		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0													
Heated Area: 1848													
HX Base Yr													

776 SE RACETRACK LN, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	100	12	26	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0070	CARPORT UF	0	100	24	27	1.00	UT	0.00	0.00	100	0	0	3	100	750	

TOTAL OB/XF													
2,850													

Total Acres: 15.00	Total Land Value: 11,920	Market: 84,000	Agricultural: 3,920	Common: 8,000
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		156,293	
TOTAL MARKET OB/XF VALUE		2,850	
TOTAL LAND VALUE - MARKET		92,000	
TOTAL MARKET VALUE		171,063	
SOH/AGL Deduction		84,699	
ASSESSED VALUE		86,364	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		30,642	
TOTAL JUST VALUE		251,143	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,143	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/1103	2/23/2017	LE	U	I	14	100
GRANTOR: MARY M DAVIS						
GRANTEE: MICHAEL DAVIS & GAR						
0499/0435	10/01/1982	WD	Q	I		42,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W32 S30 E31 FCP= S10 E17 N10 W17\$ E18 FCP= E20 N30 W20 S30\$ N30 E10 N14 FSP= N8 W27 S8 E27\$ W27 S14 \$.									