

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	05	05
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	22517.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,777	100		2,777	183,448
FGR	650	55		358	23,650
FOP	220	30		66	4,360
HGR	1,325	45		596	39,371
HGR	2,250	45		1,012	66,853
USP	2,880	35		1,008	66,588

TOTALS	10,102			5,817	384,268
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EXTRA FEATURES

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	3.00	LT		1.00	1.00	0.70	55,000.00	38,500.00	115,500							

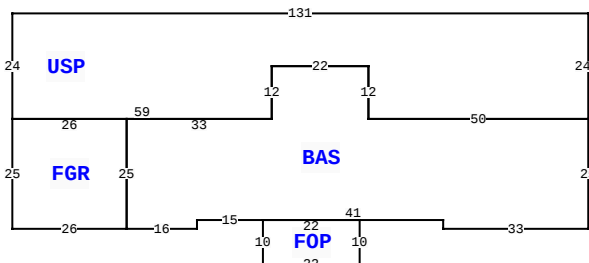
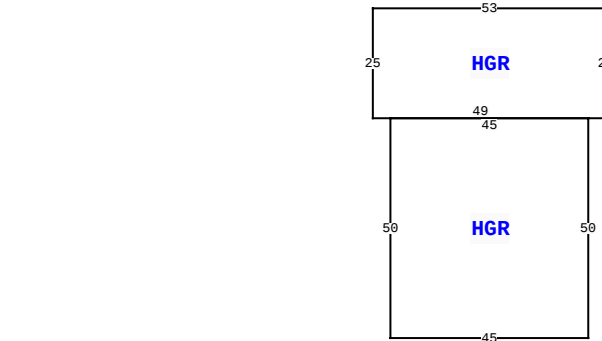
REVIEW DATE	08/21/2017	BY	BC
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	5,817	90.7440	101.63	591,182	1983	1983	0	0	0	35.00	65.00	

1 SINGLE FAM 100% - 2022

Heated Area: 2777

HX Base Yr 2022



446 SW AVIATION DR, LAKE CITY

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

03/18/2022 MLU

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		384,268	
TOTAL MARKET OB/XF VALUE		19,036	
TOTAL LAND VALUE - MARKET		115,500	
TOTAL MARKET VALUE		518,804	
SOH/AGL Deduction		142,731	
ASSESSED VALUE		376,073	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		325,351	
TOTAL JUST VALUE		518,804	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,804	

SALE:1:1: LOTS 13, 14 & 15 LAKE CITY AIRPARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19552	ADDN SFR	222	05/16/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/374	1/26/2021	WD	Q	I	01	440,000

GRANTOR: LEROY JOAN A

GRANTEE: BROOME JAMES N

1039/2498	3/01/2005	WD	Q	I		430,000
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GRANTOR: PAUL E & PATRICIA A F

GRANTEE: JAMES V & JOAN A LE

BUILDING NOTES

BUILDING DIMENSIONS

USP= N24 W131 S24 E59 N12 E22S12 E50\$ BAS= W50 N12 W22 S12W33
FGR= W26 S25 E26 N25\$ S25E16 N2 E15 FOP= S10 E22 N10 W22\$ E41
S2 E33 N25\$ PTR= N40 HGR= N50 HGR= E4 N25 W53 S25 E49\$ W45
S50E45\$ S40\$.