



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 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,045	100		2,045	166,969
FGR	617	55		339	27,679
FOP	168	30		50	4,083
FSP	450	40		180	14,697
TOTALS	3,280			2,614	213,427

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	100	0	0	2,017.00	UT	1.00	1.00	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,614	107.2051	120.07	313,863	1993	1993	0	0	0 32.00	68.00
1 SINGLE FAM 100% - 2015 Heated Area: 2045 HX Base Yr 2015											
365 NW EMPORIA GLN, LAKE CITY											

TOTAL OB/XF											
4,517											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		213,427	
TOTAL MARKET OB/XF VALUE		4,517	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		252,944	
SOH/AGL Deduction		82,222	
ASSESSED VALUE		170,722	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		120,000	
TOTAL JUST VALUE		252,944	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,082	

SALE:1:1: LOT 7 BLOCK A LAKEWOOD ESTATES REPLAT UN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041959	Roof Replacement	18,905	05/19/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1289/1650	11/05/2014	WD U	I	I	30	100	
GRANTOR: REGINALD T MULLINS SR							
GRANTEE: REGINALD T MULLINS							
1284/0811	10/31/2014	WD U	I	I	38	140,000	
GRANTOR: JAMES L & MARINA M BR							
GRANTEE: REGINALD T MULLINS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W28 S35 FGR= S29 E23 N24 W10 N5 W13\$ E13 S5 E10 FOP= S12 E14 N12 W14\$ E14 S5E24 N31 FSP= N14 W33 S12 E6 S2 E27\$W27 N2 W6 N12\$.											