



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
ELEMENT	CD	CONSTRUCTION																VALUATION SUMMARY												
Exterior Wall	19	COMMON BRK 80	0100	01	1,677	114.3660	128.09	214,807	1976	1976	0	0	0	35.00	65.00	VALUATION BY					STANDARD									
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM 100% - 1997 Heated Area: 1566 HX Base Yr 1997															Tax Group: 3					Tax Dist:							
Roof Structure	03	GABLE/HIP 100																BUILDING MARKET VALUE					139,625							
Roof Cover	12	MODULAR MT 100																TOTAL MARKET OB/XF VALUE					13,000							
Interior Wall	04	PLYWOOD 100																TOTAL LAND VALUE - MARKET					76,000							
Interior Floor	14	CARPET 90																TOTAL MARKET VALUE					164,085							
Interior Floor	06	VINYL ASB 10																SOH/AGL Deduction					69,136							
Air Condition	03	CENTRAL 100																ASSESSED VALUE					94,949							
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE					HX HB VX 55,722							
Bedrooms	3	100																BASE TAXABLE VALUE					39,227							
Bathrooms	2	100																TOTAL JUST VALUE					228,625							
Frame	01	NONE 100																NCON VALUE					0							
Stories	1.	1. 100																INCOME VALUE												
Architectual	05	CONV 100																PREVIOUS YEAR MKT VALUE					228,625							
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																								
NEIGHBORHOOD/LOC	24415.010		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	216	100		216	17,984																									
BAS	1,350	100		1,350	112,399																									
FOP	105	30		32	2,664																									
FST	144	55		79	6,577																									
TOTALS	1,815			1,677	139,625																									
EXTRA FEATURES						396 SW TALL PINE CT, LAKE CITY										BLD DATE					LGL DATE									
																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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400														
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000														
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200														
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600														
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800														
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000														
7	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000														
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000														
LAND DESCRIPTION						TOTAL OB/XF 13,000																								
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500													
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960													
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500													
REVIEW DATE						05/13/2025	BY	KS	Total Acres: 8.00	Total Land Value: 11,460	Market: 66,500	Agricultural: 1,960	Common: 9,500	PRINTED 11/18/2025 BY SYS																