



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																														
Exterior Wall	19	COMMON BRK 90	0100	01	2,310	121.6380	136.23	314,691	1976	1976	0	0	0	35.00	65.00	VALUATION SUMMARY																													
Exterior Wall	32	HARDIE BRD 10	1 SINGLE FAM 100% - 0													STANDARD																													
Roof Structure	03	GABLE/HIP 100	Heated Area: 1752													Tax Group: 3																													
Roof Cover	14	PREFIN MT 100	HX Base Yr													Tax Dist:																													
Interior Wall	04	PLYWOOD 100														BUILDING MARKET VALUE 204,549																													
Interior Floor	14	CARPET 80														TOTAL MARKET OB/XF VALUE 26,800																													
Interior Floor	15	HARDTILE 20														TOTAL LAND VALUE - MARKET 720,000																													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 280,369																													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 119,756																													
Bedrooms	3	100														ASSESSED VALUE 160,613																													
Bathrooms	2.5	100														TOTAL EXEMPTION VALUE HX HB 50,722																													
Frame	01	NONE 100														BASE TAXABLE VALUE 109,891																													
Stories	1.	1. 100														TOTAL JUST VALUE 951,349																													
Architectual	05	CONV 100														NCON VALUE 0																													
Units	0	100														INCOME VALUE																													
Condition Adj	03	03 100														PREVIOUS YEAR MKT VALUE 951,349																													
Kitchen Adjus	01	01 100																																											
Quality	05	05																																											
DOR CODE	5000		IMPROVED AG																																										
MAP NUM			MKT AREA		02																																								
NEIGHBORHOOD/LOC	25516.00		1.00/																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,752	100		1,752	155,139																																								
FCP	320	25		80	7,084																																								
FEP	200	80		160	14,168																																								
UCP	288	20		58	5,136																																								
UEP	336	60		202	17,887																																								
UOP	192	20		38	3,365																																								
UST	45	45		20	1,771																																								
TOTALS	3,133			2,310	204,549																																								
EXTRA FEATURES						420 SW CHIVES TER, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/10/2025 MLU									
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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400																													
3	0040	BARN,POLE	0	100	50	100	5,000.00	UT	5.00	5.00	100	1993	1993	3	100	25,000																													
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200																													
LAND DESCRIPTION																		TOTAL OB/XF 26,800																											
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	4,500.00	4,500.00	4,500																												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	280.00	280.00	44,520																												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	715,500																												
REVIEW DATE 12/02/2024 BY SYS Total Acres: 160.00 Total Land Value: 49,020 Market: 715,500 Agricultural: 44,520 Common: 4,500 PRINTED 11/20/2025 BY SYS																																													