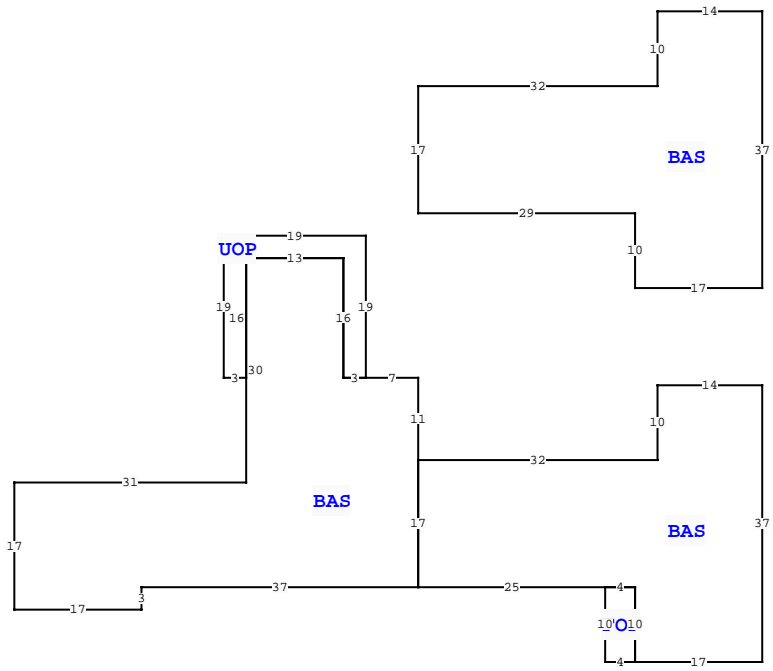




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	19	COMMON BRK 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 60	
Interior Wall	02	WALL BD/WD 40	
Interior Floor	14	CARPET 80	
Interior Floor	06	VINYL ASB 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		7 100	
Bathrooms		4 100	
Frame	01	NONE 100	
Story Height		0 100	
RMS		0 100	
Stories	1.5	1.5 100	
Units		2 100	
Condition Adj	02	02 100	
Quality Adjus	05	05 100	
DOR CODE	0800	MULTI-FAM <10	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,092	100	
BAS	1,092	100	
BAS	1,337	100	
FOP	40	30	
UOP	153	20	
TOTALS	3,714		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLX	- 100%	- 2024		281,948	1965	1965	0	0	50.00	50.00	
Heated Area: 3521 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		140,974	
TOTAL MARKET OB/XF VALUE		3,450	
TOTAL LAND VALUE - MARKET		47,645	
TOTAL MARKET VALUE		192,069	
SOH/AGL Deduction		21,297	
ASSESSED VALUE		170,772	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		120,050	
TOTAL JUST VALUE		192,069	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053485	Electrical Servic		06/27/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1585	9/28/2022	WD Q	Q	I	01	185,000
GRANTOR: CALVARESE CARISSA						
GRANTEE: DIONYSIUS RICHARD						
1297/1585	7/07/2015	WD Q	Q	I	01	90,000
GRANTOR: MARY E LEE						
GRANTEE: BENJAMIN HANK RATLI						

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	UT	0.00	0.00	100	0	0	3	100	100	
2	0170	FPLC 2STRY	0	100	0	0	UT	2,750.00	2,750.00	100	2012	2012	3	100	2,750	
3	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION													TOTAL OB/XF				3,450							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	100		00	0.00	0.00	3.76	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,600							
2	9530	C	POND	100		00	0.00	0.00	0.90	AC		1.00	1.00	1.00	50.00	50.00	45							
3	0800	C	MULTI-FAM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

BUILDING NOTES												
749 SE MARGARET DR, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/10/2025 MLU												

BUILDING DIMENSIONS												
BAS=[ORIG=-46,10] N11 W7 W3 N16 W13 S30 W31 S17 E17 N3 E37 N17 \$												
BAS=[ORIG=0,0] W14 S10 W32 S17 E25 E4 S10 E17 N37 \$												
BAS=[ORIG=0,-50] W14 S10 W32 S17 E29 S10 E17 N37 \$												
UOP=[ORIG=-53,-1] N19 W19 S19 E3 N16 E13 S16 E3 \$												
FOP=[ORIG=-21,27] S10 E4 N10 W4 \$												