



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC 34316.060 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100	2024	2,165	281,121
FGR	420	55	2024	231	29,995
FOP	130	30	2024	39	5,064
FOP	216	30	2024	65	8,440
TOTALS	2,931			2,500	324,621

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	876.00	UT	3.00	3.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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	2,500	117.1100	131.16	327,900	2023	2023	0	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2165 HX Base Yr 2025												
20 27 12 8 8 27 31 21 12 20 20 5 5 8 12 21 26 26 FOP 2024 BAS 2024 FGR 2024 FOP 2024												
4014 NW RIVER SEBASTIAN LN, LAKE CITY												
							BLD DATE				LGL DATE	05/01/2023 MLU
							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	0166	CONC, PAVMT	0 100	0	0	876.00	UT	3.00	3.00	100	2024	2023		100	2,628	

TOTAL OB/XF															
2,628															
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
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		324,621	
TOTAL MARKET OB/XF VALUE		2,628	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		351,249	
SOH/AGL Deduction		74,328	
ASSESSED VALUE		276,921	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		226,199	
TOTAL JUST VALUE		351,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00303	SFR		05/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/2650	4/01/2024	WD	Q	I	01	370,800
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: O'NEAL KEITH BERNAR						
1425/211	11/19/2020	WD	Q	V	05	312,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2024;ORIG=70,19] W12 S8 W27 N8 W20 S31 E21 S12 E26 S8 E12 N51 \$															
FGR=[YR=2024;ORIG=11,50] E21 S20 W21 N20 \$															
FOP=[YR=2024;ORIG=31,19] E27 S8 W27 N8 \$															
FOP=[YR=2024;ORIG=32,62] E26 S5 W26 N5 \$															

OTHER ADJUSTMENTS AND NOTES															