

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 85
Interior Floo	15	HARDTILE 15
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	2,125	100	2024	2,125	263,228
FGR	462	55	2024	254	31,464
FOP	42	30	2024	13	1,610
FOP	140	30	2024	42	5,203

TOTALS 2,769 2,434 301,505

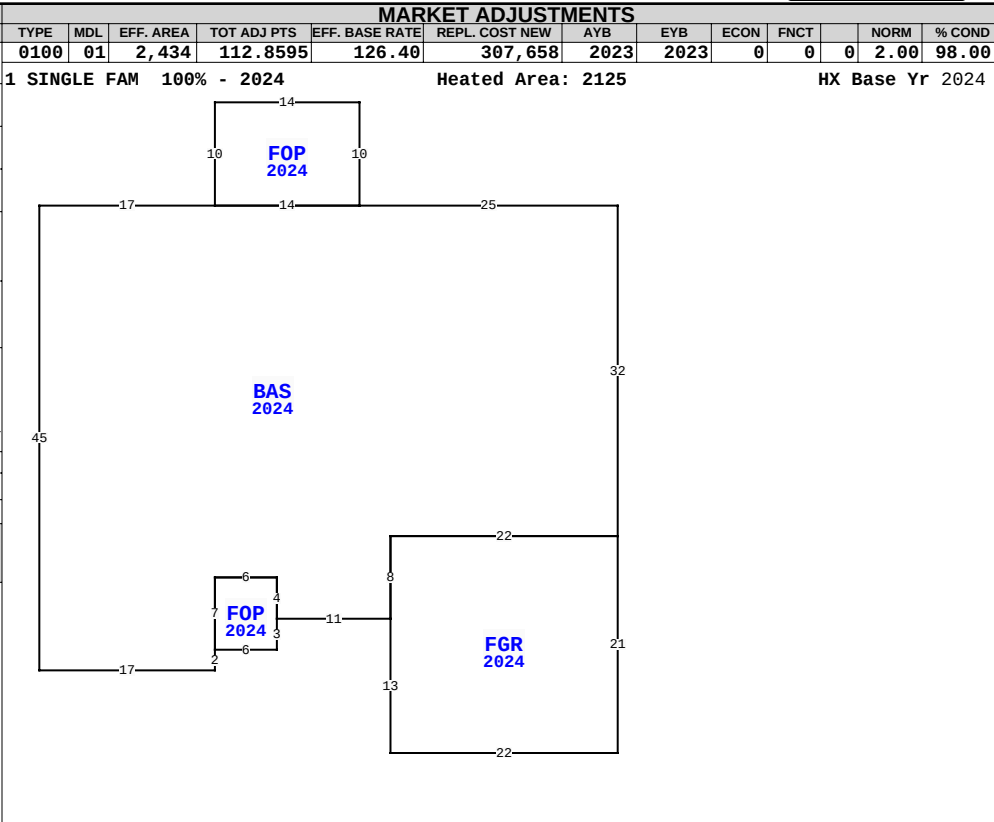
EXTRA FEATURES

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	620.00	UT	3.00	3.00	100	2024	2023		100	1,860	

LAND DESCRIPTION

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/01/2023 BY MLU



569 NW OAKMONT WAY, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/01/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,434	112.8595	126.40	307,658	2023	2023	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2125 HX Base Yr 2024

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	301,505
TOTAL MARKET OB/XF VALUE	1,860
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	327,365
SOH/AGL Deduction	136,495
ASSESSED VALUE	190,870
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	140,148
TOTAL JUST VALUE	327,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00301	SFR		05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/2069	2/28/2023	WD	Q	I	01	360,500

GRANTOR: ADAMS HOMES OF NORTHW

GRANTEE: RYAN LAWRENCE J

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=50,9] S45 E17 N2 N7 E6 S4 E11 N8 E22 N32 W25 W14 W17 \$
FOP=[YR=2024;ORIG=67,-1] S10 E14 N10 W14 \$
FOP=[YR=2024;ORIG=67,45] S7 E6 N3 N4 W6 \$
FGR=[YR=2024;ORIG=84,41] S8 S13 E22 N21 W22 \$

Total Acres: 0.44 Total Land Value: 24,000

Market: 0

Agricultural: 0

Common: 24,000

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