



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 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
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	34316.060	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2023	2,560	307,818
FGR	462	55	2023	254	30,541
FOP	42	30	2023	13	1,563
FOP	140	30	2023	42	5,050

TOTALS	3,204			2,869	344,972
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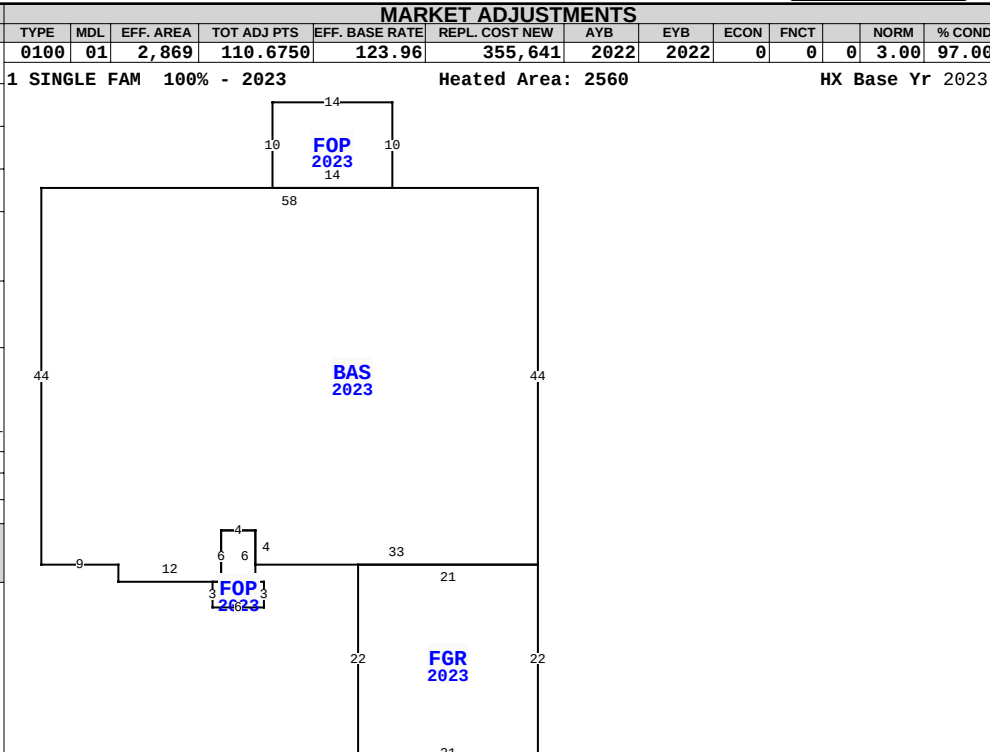
EXTRA FEATURES

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			3.00	100	2023	2022		100	3,330	

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	06/06/2023	BY	KS
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553 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	2,869	110.6750	123.96	355,641	2022	2022	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023

Heated Area: 2560

HX Base Yr 2023

COLUMBIA COUNTY PROPERTY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	344,972
TOTAL MARKET OB/XF VALUE	3,330
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	372,302
SOH/AGL Deduction	46,508
ASSESSED VALUE	325,794
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	275,072
TOTAL JUST VALUE	372,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200753	NEW SFR		02/05/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1786	9/10/2025	QC	U	I	11	100
GRANTOR: PATEL KISANKUMAR RAME						
GRANTEE: PATEL KISANKUMAR RA						
1462/1566	3/15/2022	WD	Q	I	01	302,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL KISANKUMAR RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W58 S44 E9 S2 E12 N6 E4 S4 E33 N44 \$
 FGR=[YR=2023;ORIG=59,64] E21 S22 W21 N22 \$
 FOP=[YR=2023;ORIG=49,10] E14 S10 W14 N10 \$
 FOP=[YR=2023;ORIG=47,60] W4 S6 W1 S3 E6 N3 W1 N6 \$

TOTAL OB/XF

3,330

Total Acres: 0.41 Total Land Value: 24,000

Market: 0

Agricultural: 0

Common: 24,000

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