

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				2													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	31	VINYL SID 90				0100	01	1,592	97.6536	109.37	174,117	1994	1994	0	0		0	35.00	65.00	VALUATION BY										STANDARD													
Roof Structur	03	GABLE/HIP 100				1 SINGLE FAM 100% - 2015														Heated Area: 1222										HX Base Yr 2015													
Roof Cover	03	COMP SHNGL 100				Floor Plan Details: - Overall Dimensions: 29' x 24' - Rooms: UEP (10'x10'), PTO (16'x20'), BAS (25'x13'), FGR (20'x24'), FOP (5'x5'). - Other features: 15' wide section at top, 12' wide section on left, 5' wide section at bottom.																								Tax Group: 2										Tax Dist:			
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										113,176			
Interior Floo	14	CARPET 90																												TOTAL MARKET OB/XF VALUE										864			
Interior Floo	08	SHT VINYL 10																												TOTAL LAND VALUE - MARKET										22,500			
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										136,540			
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										71,684			
Bedrooms		2 100																												ASSESSED VALUE										64,856			
Bathrooms		2 100																												TOTAL EXEMPTION VALUE										HX HB 39,856			
Frame Stories	01	NONE 100																												BASE TAXABLE VALUE										25,000			
Architectual Units	05	CONV 100																												TOTAL JUST VALUE										136,540			
Condition Adj	02	02 100														NCON VALUE										0																	
Kitchen Adjus	01	01 100														INCOME VALUE																											
Quality	05	05														PREVIOUS YEAR MKT VALUE										136,540																	
DOR CODE	0100	SINGLE FAMILY																																									
MAP NUM				MKT AREA				06																																			
NEIGHBORHOOD/LOC	34317.040					1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,222	100		1,222	86,873																																						
FGR	480	55		264	18,768																																						
FOP	25	30		8	569																																						
PTO	160	5		8	569																																						
UEP	150	60		90	6,398																																						
TOTALS	2,037			1,592	113,176																																						
EXTRA FEATURES					140 SE TRISTIN LN, LAKE CITY										BLD DATE					LGL DATE					04/21/2023					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		576.00	UT	1.50		1.50	100	0	0	3	100	864																									
LAND DESCRIPTION																								TOTAL OB/XF										864									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500																										
REVIEW DATE 02/08/2017 BY DF Total Acres: 0.27 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/14/2025 BY SYS																																											