



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	34317.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	8,925
BAS	1,542	100		1,542	163,845
FOP	20	30		6	638
FOP	55	30		16	1,700
TOTALS	1,701			1,648	175,108

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,648	120.0870	134.50	221,656	1963	2005	0	0	0	21.00	79.00	
1 SINGLE FAM 0% - 2021 Heated Area: 1626 HX Base Yr													
448 SE GOLF CLUB AVE, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004

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
1	0100	C	SFR	0		RSF-2	90.00	110.00	1.00	LT		1.00	1.00

TOTAL OB/XF													
800													
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1.00	18,500.00	18,500.00	18,500										

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		175,108	
TOTAL MARKET OB/XF VALUE		800	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		194,408	
SOH/AGL Deduction		0	
ASSESSED VALUE		194,408	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		194,408	
TOTAL JUST VALUE		194,408	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,736	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1414/1934	7/02/2020	WD	Q	I	01	146,000	
GRANTOR: JOSEPH & BRENDA J GEN							
GRANTEE: AUBREY L PACE & BRY							
1374/0299	12/07/2018	WD	U	I	30	69,000	
GRANTOR: TERRY & KARI J GRIFFI							
GRANTEE: JOSEPH & BRENDA J G							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 FOP= W5 S11 E5 N11S\$11W5 N11 W26 S27 E26 FOP= E5 N4 W5 S4\$ N4 E5 S4 E32 N20 BAS= N7 W12 S7 E12\$ W12 N7\$.													