



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	34317.070	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	3,912
BAS	96	100		96	4,267
BAS	1,578	100		1,578	70,144
FOP	16	30		5	222
FST	90	55		50	2,223
FST	720	55		396	17,603
SFB	480	80		384	17,069
SFB	480	80		384	17,069

TOTALS	3,548			2,981	132,508
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EXTRA FEATURES	
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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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

MARKET ADJUSTMENTS												TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	-	2025								0100	01	2,981	72.1620	80.82	240,924	1961	1961	0	0	10	35.00	55.00

184 SE BEECH ST, LAKE CITY	BLD DATE		LGL DATE	04/21/2023	MLU
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	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF															900	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
RSF-2194.00	125.00	1.00	LT			1.00	1.00	1.58	18,500.00	29,230.00						
Total Acres: 0.56		Total Land Value: 29,230				Market: 0				Agricultural: 0						

COLUMBIA COUNTY PROPERTY												PAGE 1 of 1	2
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,508
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		29,230
TOTAL MARKET VALUE		162,638
SOH/AGL Deduction		0
ASSESSED VALUE		162,638
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		162,638
TOTAL JUST VALUE		162,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,638

SALE:4:1: LOTS 1 & 2 BLOCK 9 COUNTRY CLUB ESTATES

SALE:2:1: LOTS 1 & 2 BLOCK 9 COUNTRY CLUB EST REPL
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047658	Roof Replacement	11,000	07/13/2023

SALES DATA							
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/49	12/04/2024	QC	U	I	11	100

GRANTOR: FERGUSON LEONARDO M

GRANTEE: FERGUSON FAMILY TRU

1224/2156	11/03/2011	WD	U	I	12	70,000
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GRANTOR: PEOPLES STATE BANK

GRANTEE: LEONARDO M & CLARA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 BAS= N8 W11 S8 E11\$ W11 BAS= N8 W12 S8 E12 \$ W28
FST= W15S6 E15 N6\$ S6 W12 S19E24 FOP= S4 E4 N4 W4 \$ E42 N25\$
PTR=N60 SFB= W20 SFB= W20 S24 E20 N24\$ S24 E20 N24\$ FST= S24 E30 N24 W30\$ S60\$.