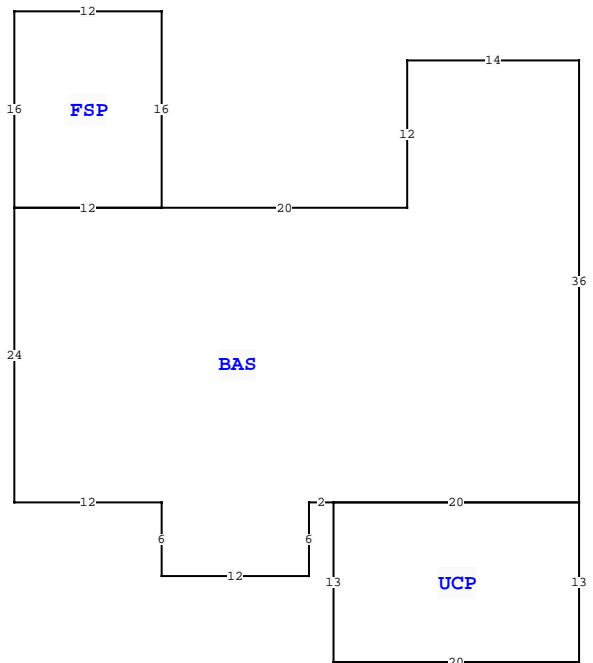


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100
Quality	02 02
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	36317.010 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,473	69.0030	77.28	113,833	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1344 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	67,512
FSP	192	40		77	3,868
UCP	260	20		52	2,612
TOTALS	1,796			1,473	73,991

EXTRA FEATURES		BLD DATE		LGL DATE													
L	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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	

TOTAL OB/XF													
4653 E US HIGHWAY 90 , LAKE CITY													
1,500													

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0			00	0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0100	C	SFR	0			00	0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			73,991
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			11,000
TOTAL MARKET VALUE			86,491
SOH/AGL Deduction			0
ASSESSED VALUE			86,491
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,491
TOTAL JUST VALUE			86,491
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			86,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2574	9/05/2025	WD	Q	I	01	130,000
GRANTOR: TODD RICKY						
GRANTEE: MEDINA FRANCO						
1463/104	3/25/2022	WD	Q	I	01	71,000
GRANTOR: DEPRATTER RUSSELL S						
GRANTEE: TODD RICKY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 S12 W20 FSP= N16 W12 S16 E12\$ W12 S24 E12 S6 E12 N6 E2 UCP= S13 E20 N13 W20\$ E20 N36\$.