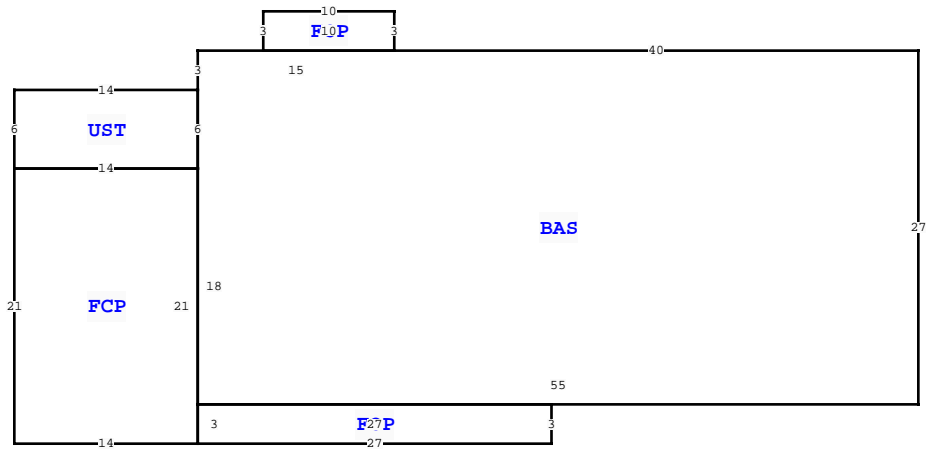


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,630	126.1740	141.31	230,335	1963	2000		0	0	25.00	75.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1485 HX Base Yr 2024														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	157,384
FCP	294	25		74	7,843
FOP	30	30		9	954
FOP	81	30		24	2,543
UST	84	45		38	4,028
TOTALS	1,974			1,630	172,751

884 SE DIVISION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026
INC DATE		AG DATE	MLU

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0060	CARPORT F	0	100	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	

TOTAL OB/XF 1,400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	210.00	125.00	13,750.00	SF		1.00	1.00	1.00	1.50	1.50	20,625							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE			172,751		
TOTAL MARKET OB/XF VALUE			1,400		
TOTAL LAND VALUE - MARKET			20,625		
TOTAL MARKET VALUE			194,776		
SOH/AGL Deduction			90,093		
ASSESSED VALUE			104,683		
TOTAL EXEMPTION VALUE			SX HX HB 101,411		
BASE TAXABLE VALUE			3,272		
TOTAL JUST VALUE			194,776		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			190,205		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047594	Remodel	6,748	07/03/2023
000047282	Electrical Servic	0	05/22/2023
000046224	Electrical Servic	0	01/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2704	4/21/2023	WD	Q	I	01	212,500
GRANTOR: BLAHA STEVEN G						
GRANTEE: ATKINSON NORMAN						
1467/2510	5/24/2022	LE	U	I	14	100
GRANTOR: BLAHA STEVEN G						
GRANTEE: BLAHA STEVEN G						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 FOP= N3 W10 S3 E10\$W15 S3 UST= W14 S6 E14 N6\$ S6FCP= W14 S21 E14 N21\$ S18 FOP= S3 E27 N3 W27\$ E55 N27\$.	