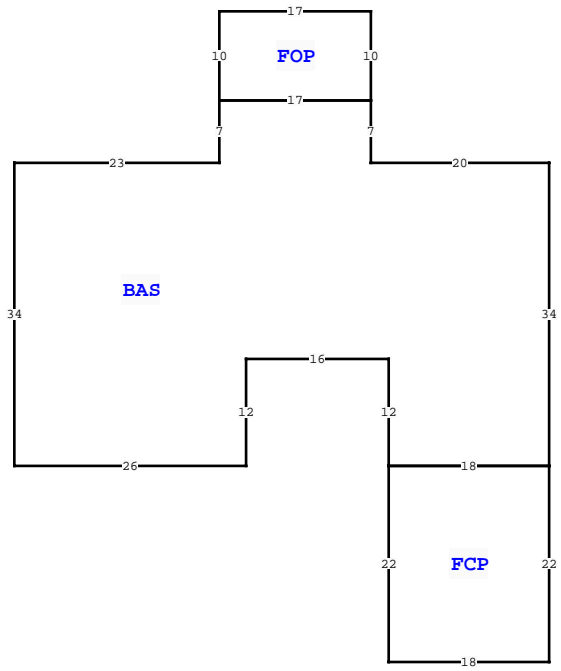


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	06 BD/BATTEN 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,967
FCP	396
FOP	170
TOTALS	2,533

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1996								
Heated Area: 1967						HX Base Yr 1996					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			170,892
TOTAL MARKET OB/XF VALUE			15,786
TOTAL LAND VALUE - MARKET			29,520
TOTAL MARKET VALUE			216,198
SOH/AGL Deduction			112,890
ASSESSED VALUE			103,308
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			51,897
TOTAL JUST VALUE			216,198
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,358
SALE:1:1: LOT 14 BLOCK 3 FOREST HILLS UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD SALE PRICE
0814/0553	11/29/1995	WD Q	I 67,000
GRANTOR: GWENDOLYN ABELL			
GRANTEE: DENNIS Y & LAURI P			
0671/0654	12/28/1988	WD Q	I 64,000
GRANTOR: KALB WALTER &			
GRANTEE: ABELL JAMES E &			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W20 N7 FOP= N10 W17 S10E17S W17 S7 W23 S34 E26 N12 E16 S12 FCP= S22 E18 N22 W18E18 N34S.			

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00		0	3	100	800
2	0258	PATIO	0	100	0	0			1.00	UT	0.00		0	3	100	150
3	0280	POOL R/CON	0	100	16	32			512.00	UT	70.00		3	40	14,336	
4	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00		3	100	300	
5	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00		3	100	200	

TOTAL OB/XF											
906 SE DIVISION AVE, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/19/2026			MLU					
TOTAL OB/XF 15,786											

LAND DESCRIPTION		TOTAL OB/XF 15,786																						
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	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-	280.00	246.00	19,680.00	SF		1.00	1.00	1.00	1.50	1.50	29,520							