



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	520	100	
BAS	520	100	
BAS	520	100	
BAS	520	100	
BAS	520	100	
BAS	520	100	
BAS	520	100	
TOTALS	3,640		

MARKET ADJUSTMENTS																		
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND							
0100	01	3,640	82.3365	93.86	341,650	1945	1945	10	0	35.00	55.00							
1 SINGLE FAM 0% - 0 Heated Area: 3640 HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </tbody> </table>													BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	233,938		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	8,662		
TOTAL MARKET VALUE	242,600		
SOH/AGL Deduction	0		
ASSESSED VALUE	242,600		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	242,600		
TOTAL JUST VALUE	242,600		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	236,767		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044809	Roof Replacement	13,016	06/27/2022
4035	ADDN SFR	50	11/22/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/961	3/13/2024	WD	U	I	11	100
GRANTOR: WIDE ANGLE INVESTMENT						
GRANTEE: 278 NE TRINITY PLAC						
1205/2009	11/01/2010	QC	U	I	11	100
GRANTOR: CHARLES & VIRGINIA SM						
GRANTEE: WIDE ANGLE INVESTME						

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						
278 NE TRINITY PL, LAKE CITY																						
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BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=39,2] W26 S20 E26 N20 \$
BAS=[ORIG=9,-30] W26 S20 E26 N20 \$
BAS=[ORIG=40,-30] W26 S20 E26 N20 \$
BAS=[ORIG=10,3] W26 S20 E26 N20 \$
BAS=[MULTIPLIER=1;ORIG=70,-29] W26 S20 E26 N20 \$
BAS=[ORIG=100,-29] W26 S20 E26 N20 \$
BAS=[MULTIPLIER=1;ORIG=101,3] W26 S20 E26 N20 \$

LAND DESCRIPTION													TOTAL OB/XF												
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	0800	C	MULTI-FAM	0		*I	150.00	210.00	31,500.00	SF		1.00	1.00	0.55	0.50	0.28	8,662								

