



BUILDING CHARACTERISTICS	
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 Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

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	92.22	335,681	1945	1945	10	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 3640 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			229,119
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			8,662
TOTAL MARKET VALUE			237,781
SOH/AGL Deduction			0
ASSESSED VALUE			237,781
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			237,781
TOTAL JUST VALUE			237,781
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,767

QUALITY	CD
03	03

DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07

NEIGHBORHOOD/LOC	810317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE

BAS	520	100		520	26,375
BAS	520	100		520	26,375
BAS	520	100		520	26,375
BAS	520	100		520	26,375
BAS	520	100		520	26,375
BAS	520	100		520	26,375
BAS	520	100		520	26,375
BAS	520	100		520	26,375
TOTALS	3,640			3,640	184,625

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

278 NE TRINITY PL, LAKE CITY

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

LAND DESCRIPTION												TOTAL OB/XF					0							
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							

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 \$											

