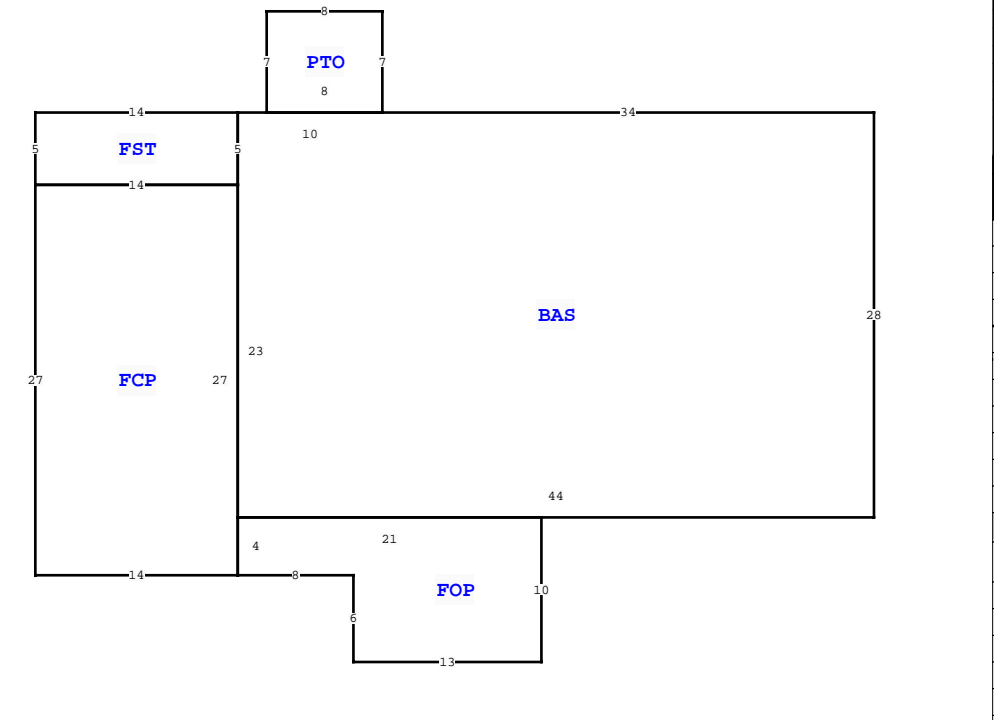




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,416	108.0000	123.12	174,338	1997	1997	10	0	0	35.00	55.00		
1 SINGLE FAM 100% - 2010 Heated Area: 1232 HX Base Yr 2010														



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,232	100		1,232	83,426
FCP	378	25		94	6,365
FOP	162	30		49	3,318
FST	70	55		38	2,573
PTO	56	5		3	203
TOTALS	1,898			1,416	95,886

804 NE DAVIS AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			95,886
TOTAL MARKET OB/XF VALUE			929
TOTAL LAND VALUE - MARKET			5,250
TOTAL MARKET VALUE			102,065
SOH/AGL Deduction			23,102
ASSESSED VALUE			78,963
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			27,552
TOTAL JUST VALUE			102,065
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			102,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1465	ADDN SFR	50	10/22/2009
954	SFR	161	04/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1298	4/05/2023	LE	U	I	14	0
GRANTOR: FICKLIN DEREK (ENH LI)						
GRANTEE: JOHNSON JOSEPH (RMD)						
1459/248	2/07/2022	WD	U	I	11	100
GRANTOR: FICKLIN DEREK						
GRANTEE: FICKLIN DEREK						

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

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W34 PTO= N7 W8 S7 E8\$ W10 FST= W14 S5 E14 N5\$ S5 FCP= W14 S27 E14 N27\$ S23 FOP= S4 E8 S6 E13 N10 W21\$ E44 N28\$.	

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	619.00	UT	1.50	1.50	100	1997	1997	3	100	929	

LAND DESCRIPTION		TOTAL OB/XF 929																						
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-	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	0.50	0.50	5,250							