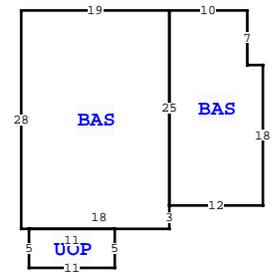
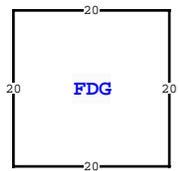




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	02 WALL BD/WD 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
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	02 02				
DOR CODE	0101 SFRES/SFRES				
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	286	100		286	12,985
BAS	532	100		532	24,154
FDG	400	60		240	10,897
UOP	55	20		11	499
TOTALS	1,273			1,069	48,535

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,069	72.4118	82.55	88,246	1945	1945	10	0	35.00	55.00		
1 SINGLE FAM			0% - 0	Heated Area: 818				HX Base Yr					



860 NE CONGRESS AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			70,157
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			5,445
TOTAL MARKET VALUE			75,602
SOH/AGL Deduction			0
ASSESSED VALUE			75,602
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			75,602
TOTAL JUST VALUE			75,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,371

LAND:1:1: 0.25 AC
SALE:1:1: (MOTHER TO SON) 0.25 AC WITH 2 HOUSES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046805	Electrical Servic	0	03/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1697	3/27/2025	WD	U	I	11	100
GRANTOR: MORGAN TERRY BELSON						
GRANTEE: MORGAN TERRY BELSON						
0867/0104	9/28/1998	QC	Q	I	01	100
GRANTOR: HELEN MORGAN						
GRANTEE: TERRY BELSON MORGAN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 S28 E1 UOP= S5 E11 N5 W11\$ E18 N3 BAS= E12 N18 W2 N7
W10 S25\$ N25\$ PTR= N30 FDG= N20 W20 S20 E20\$ S30\$.

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	0100	C	SFR	0		00	0.00	0.00	10,890.00	SF		1.00	1.00	1.00	0.50	0.50	5,445							

