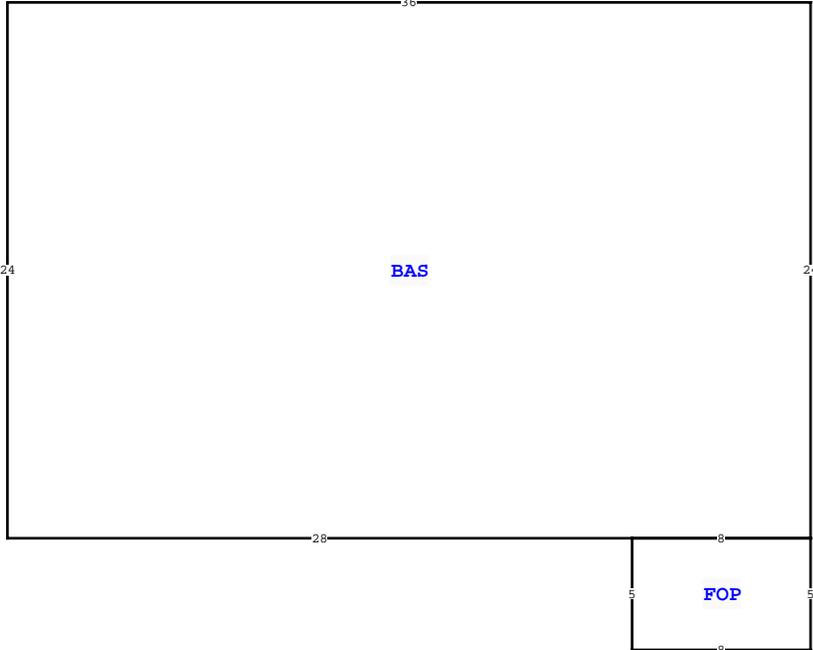


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	29317.04	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	
FOP	40	30	
TOTALS	904		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	0%	- 2025									Heated Area: 864 HX Base Yr	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE		104,944				
TOTAL MARKET OB/XF VALUE		0				
TOTAL LAND VALUE - MARKET		1,855				
TOTAL MARKET VALUE		106,799				
SOH/AGL Deduction		0				
ASSESSED VALUE		106,799				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		106,799				
TOTAL JUST VALUE		106,799				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		108,342				
SALE:1:1: \$.70 STAMPS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
198	ADDN SFR	25	06/24/2014			
505	SFR	300	11/02/2012			
488	DEMOLISH	25	11/02/2012			
130	COMMERCIAL	540	07/06/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1964	10/30/2024	WD	Q	I	01	145,000
GRANTOR: MOM FAMILY TRUST						
GRANTEE: BLANCHETTE CHARLES						
1469/2061	6/24/2022	QC	U	I	11	100
GRANTOR: MCCRAY CAROLINE D						
GRANTEE: MOM FAMILY TRUST						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W36 S24 E28 FOP= S5 E8 N5 W8\$ E8 N24\$.						

EXTRA FEATURES														923 NE COLDWATER AVE, LAKE CITY		
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											
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		*RSF-	353.00	70.00	3,710.00	SF		1.00	1.00	1.00	0.50	0.50	1,855								