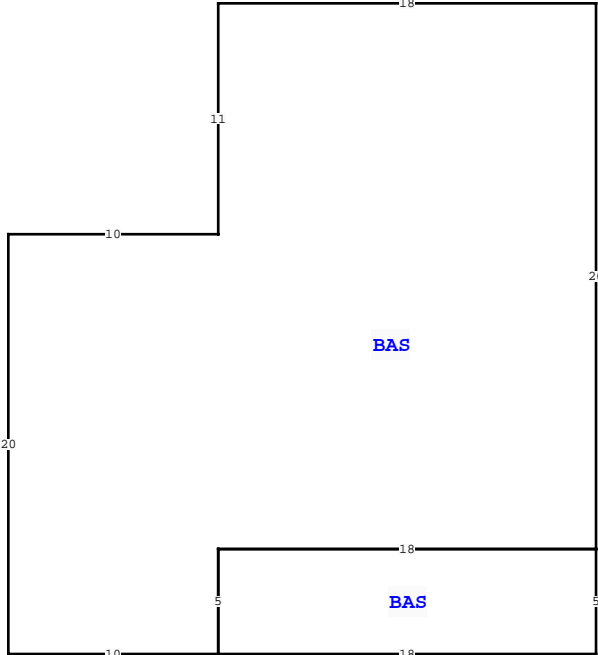




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	60	
Exterior Wall	04	SINGLE	SID	40	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	02	WALL	BD/WD	100	
Interior Floor	09	PINE	WOOD	100	
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural Units	05	CONV	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	01	01			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	2,239
BAS	668	100		668	16,617
TOTALS	758			758	18,856

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	758	55.5228	62.19	47,140	1940	1940	10	0	15	35.00	40.00
1 SINGLE FAM 0% - 2024 Heated Area: 758 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			18,856
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			2,782
TOTAL MARKET VALUE			22,038
SOH/AGL Deduction			0
ASSESSED VALUE			22,038
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			22,038
TOTAL JUST VALUE			22,038
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			22,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000156			03/17/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/166	9/20/2023	WD	U	I	11	100
GRANTOR: MOTTA SONIA A						
GRANTEE: MANUAD GROUP CORP						
1440/2417	6/15/2021	WD	Q	I	01	20,000
GRANTOR: JSS INVESTMENT GROUP						
GRANTEE: MOTTA SONIA A						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

TOTAL OB/XF													400				
862 NE COLDWATER AVE, LAKE CITY																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W18 S11 W10 S20 E10 N5 BAS= S5 E18 N5 W18\$ E18 N26 \$.																	

LAND DESCRIPTION													TOTAL OB/XF					400						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	105.00	5,565.00	SF		1.00	1.00	1.00	0.50	0.50	2,782							