

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	09	PINE WOOD	100
Air Condition	04	ROOF TOP	100
Heating Type	02	CONVECTION	100
Bedrooms		3	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,673	70.3800	78.83	131,883	1945	1945	10	0	20	35.00	35.00

1 SINGLE FAM 0% - 2026 Heated Area: 1644 HX Base Yr

Quality	02	02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	820317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100		1,644	45,359
FEP	36	80		29	800
TOTALS	1,680			1,673	46,159

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			46,159
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			3,976
TOTAL MARKET VALUE			50,535
SOH/AGL Deduction			0
ASSESSED VALUE			50,535
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			50,535
TOTAL JUST VALUE			50,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/786	12/12/2025	WD	U	I	11	100
GRANTOR: HENDON OTIS SR						
GRANTEE: HENDON OTIS SR						
1277/0870	6/20/2014	WD	U	I	12	12,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: OTIS HENDON SR						

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
1	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0070	CARPOT UF	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

660 NW ALMA AVE, LAKE CITY													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	
													INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W34 S10 W14 S22 E14 S11 FEP= S6 E6 N6 W6\$ E6 S6 E14 N21 E14 N28\$.	

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		00	0.00	0.00	7,952.00	SF		1.00	1.00	1.00	0.50	0.50	3,976								