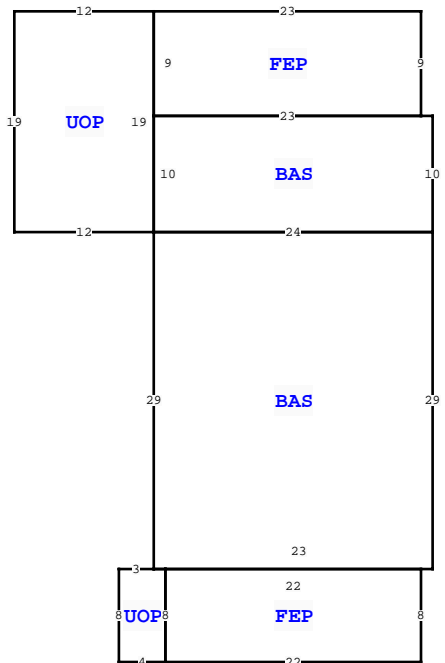


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architactual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	01 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	820317.00 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,295	57.0000	63.84	82,673	1955	1955	10	0	35.00	55.00		
2 SINGLE FAM 0% - 2023 Heated Area: 936 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	8,427
BAS	696	100		696	24,438
FEP	176	80		141	4,951
FEP	207	80		166	5,828
UOP	32	20		6	211
UOP	228	20		46	1,615
TOTALS	1,579			1,295	45,470

716 NW LONG ST, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		45,470	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		10,725	
TOTAL MARKET VALUE		56,195	
SOH/AGL Deduction		0	
ASSESSED VALUE		56,195	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		56,195	
TOTAL JUST VALUE		56,195	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		56,195	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1570/659	4/28/2026	QC	U	I	11	100
GRANTOR: PEARCE JONATHAN WENDE						
GRANTEE: PEARCE CHRISTOPHER						
1535/1976	3/17/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JACK)						
GRANTEE: DONALDSON VALERIE						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 S29 UOP= W3 S8 E4 N8 W1 S E1 FEP= S8 E22 N8 W22 E23 N29 S BAS= N10 W1 FEP= N9 W23 UOP= W12 S19 E12 N19 S9 E23 S W23 S10 E24 S.													

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			0.00	0.00	1.00	AC		1.00	1.00	0.75	14,300.00	10,725.00	10,725							