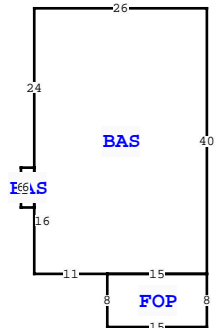
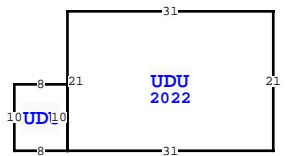


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	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	1,490	93.7867	105.04	156,510	1920	1950	0	0	10	35.00	55.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1052 HX Base Yr														



Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	830317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12	100		12	693
BAS	1,040	100		1,040	60,083
FOP	120	30		36	2,080
UDU	80	55		44	2,542
UDU	651	55	2022	358	20,682
TOTALS	1,903			1,490	86,080

492 NW MATTHEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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
1	0166	CONC,PAVMT	0	0	0	0		0.00	100	0	0	3	100	100	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			86,080
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			11,070
TOTAL MARKET VALUE			97,250
SOH/AGL Deduction			0
ASSESSED VALUE			97,250
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			97,250
TOTAL JUST VALUE			97,250
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1638	4/07/2025	WD	Q	I	01	97,000
GRANTOR: DEBARTOLO SETH						
GRANTEE: MYERS JAMES						
1469/2435	6/25/2022	QC	U	I	11	100
GRANTOR: PHOENIX CHRISTIAN						
GRANTEE: DEBARTOLO SETH						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W26 S24 S16 E11 E15 N40 \$
UDU=[YR=2022;ORIG=-21,-50] E31 S21 W31 N21 \$
FOP=[ORIG=-15,40] S8 E15 N8 W15 \$
UDU=[ORIG=-21,-39] W8 S10 E8 N10 \$
BAS=[ORIG=-26,24] W2 S6 E2 N6 \$

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	7,380.00	SF		1.00	1.00	1.00	1.50	1.50	11,070							