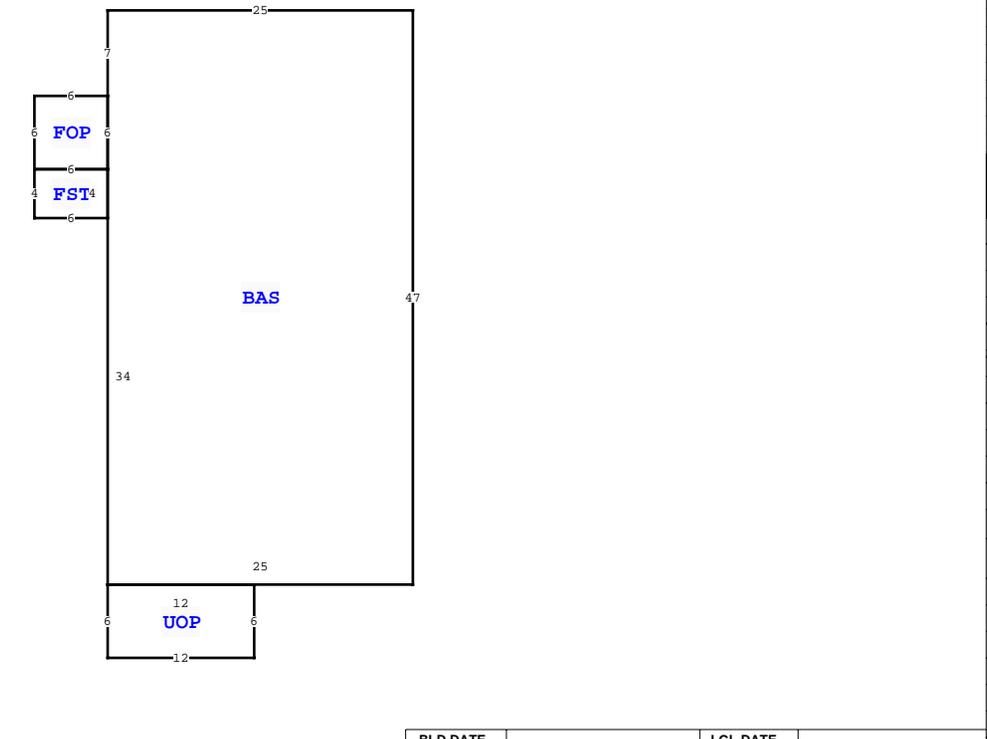




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
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	NORM	% COND		
0100	01	1,213	74.3580	84.77	102,826	1940	1955	0	0	0	35.00	65.00	



Quality	03 03				
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	1,175	100		1,175	64,743
FOP	36	30		11	606
FST	24	55		13	716
UOP	72	20		14	772
TOTALS	1,307			1,213	66,837

306 NW MATTHEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0070	CARPOT UF	0	0	24	12	1.00	UT	0.00	0.00	100	1985	1985	3	100	200	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	66,837		
TOTAL MARKET OB/XF VALUE	250		
TOTAL LAND VALUE - MARKET	10,800		
TOTAL MARKET VALUE	77,887		
SOH/AGL Deduction	0		
ASSESSED VALUE	77,887		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	77,887		
TOTAL JUST VALUE	77,887		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	72,752		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1143	2/24/2023	QC	U	I	11	100
GRANTOR: CHAPMAN HEATHER						
GRANTEE: 306 NW MATTEWS STRE						
1390/0240	4/23/2019	QC	U	I	11	100
GRANTOR: BEVERLY CHAPMAN						
GRANTEE: HEATHER CHAPMAN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25S7 FOP= W6 S6 E6 N6S6 FST= W6 S4 E6 N4S S34 UOP= S6 E12 N6 W12S25 N47S .	

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-	360.00	120.00	7,200.00	SF		1.00	1.00	1.00	1.50	1.50	10,800							