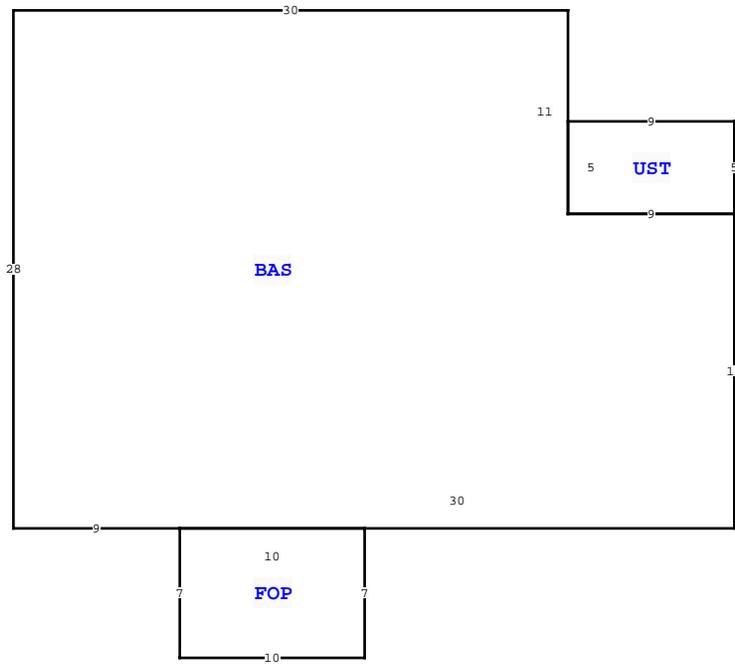




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	840317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	993	100		993	79,184
FOP	70	30		21	1,674
UST	45	45		20	1,595
TOTALS	1,108			1,034	82,453

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,034	107.6112	122.68	126,851	1942	1990		0	0	35.00	65.00
1 SINGLE FAM			0% - 2026	Heated Area: 993			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			82,453
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			7,985
TOTAL MARKET VALUE			92,438
SOH/AGL Deduction			0
ASSESSED VALUE			92,438
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			92,438
TOTAL JUST VALUE			92,438
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
937	REMODEL	0	10/28/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1539/1232	5/02/2025	WD Q	Q	I	01	95,000
GRANTOR: FERENCZ TORIANNE E						
GRANTEE: CCCB, LLC						
1325/1431	11/02/2016	WD Q	Q	I	01	73,000
GRANTOR: SIMON A & DORENDA M M						
GRANTEE: TORIANNE E FERENCZ						

EXTRA FEATURES		352 NW HILLSBORO ST, LAKE CITY														
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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	1942	1942	3	100	2,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 S28 E9 FOP= S7 E10 N7 W10\$ E30 N17 UST= N5 W9 S5E9 \$W9 N11\$.	

LAND DESCRIPTION		TOTAL OB/XF										2,000												
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	8,405.00	SF		1.00	1.00	1.00	0.95	0.95	7,985							