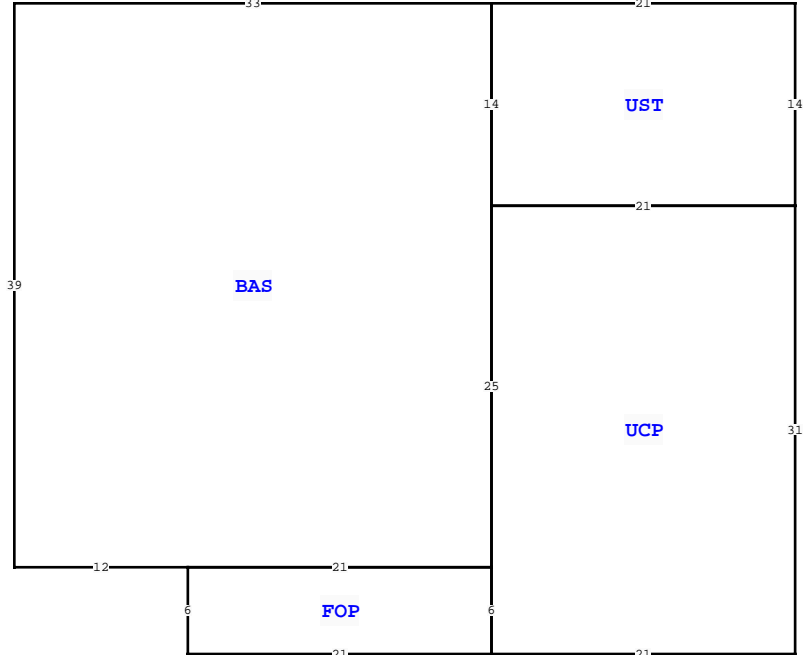


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	N/A 100
Stories	1. 1. 100
Architactual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,587	108.0000	120.96	191,964	1915	1915	0	0	30	35.00	35.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1287 HX Base Yr														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,287	100		1,287	54,487
FOP	126	30		38	1,609
UCP	651	20		130	5,504
UST	294	45		132	5,588
TOTALS	2,358			1,587	67,187

328 NW MADISON ST, LAKE CITY

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

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	12	14	168.00	UT	7.50	7.50	100	1993	1993	3	100	1,260	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

TOTAL OB/XF 1,460

LAND DESCRIPTION		TOTAL OB/XF 1,460																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	8,860.00	SF		1.00	1.00	1.00	1.50	1.50	13,290							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			67,187
TOTAL MARKET OB/XF VALUE			1,460
TOTAL LAND VALUE - MARKET			13,290
TOTAL MARKET VALUE			81,937
SOH/AGL Deduction			0
ASSESSED VALUE			81,937
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,937
TOTAL JUST VALUE			81,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			77,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046862	Roof Replacement	7,200	03/29/2023
000045593	Remodel	8,400	09/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/27	1/08/2025	QC U	U	I	11	100

GRANTOR: FORSYTH BRYAN AUSTIN  
GRANTEE: FORSYTH BRYAN AUSTI  
1448/1804 9/29/2021 PB U I 11 0  
GRANTOR:  
GRANTEE:

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 S39 E12 FOP= S6 E21N6 W21\$ E21 UCP= S6 E21 N31 W21 S25\$ N25 UST= E21 N14 W21S14\$ N14\$.	