

436-120, 674-693, QC 1320-2736

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,145	88.7400	99.39	113,802	1930	1952	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1072 HX Base Yr													

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

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	1,072	100		1,072	69,255
FCP	130	25		32	2,067
FOP	18	30		5	323
FSP	91	40		36	2,326
TOTALS	1,311			1,145	73,971

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	400	

EXTRA FEATURES						574 NW MADISON ST, LAKE CITY										
----------------	--	--	--	--	--	------------------------------	--	--	--	--	--	--	--	--	--	--

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-3	0.00	0.00	6,100.00	SF		1.00	1.00	1.00	1.50	1.50	9,150							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			73,971
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			9,150
TOTAL MARKET VALUE			84,721
SOH/AGL Deduction			856
ASSESSED VALUE			83,865
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			83,865
TOTAL JUST VALUE			84,721
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			81,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/1126	6/11/2019	QC	U	I	11	0
GRANTOR: SHAWNE COCHRANE						
GRANTEE: SHAWNE COCHRANE & J						
1320/2736	8/25/2016	QC	U	I	11	100
GRANTOR: CLAUDEAN DUNN BOYLE						
GRANTEE: SHAWNE COCHRANE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 S22 W3 S11 E3 S12 E14 FOP= S3 E6 N3 W6\$ E6 FSP= E7 FCP= E10 N13 W10 S13\$ N13 W7 S13\$ N13 E5 N25 W3 N7\$.