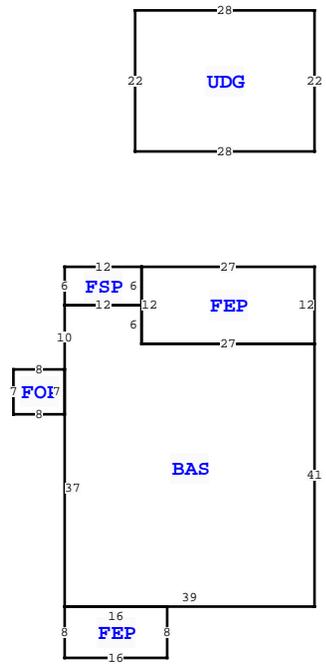


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022									
Heated Area: 1671						HX Base Yr 2022					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100		1,671	105,052
FEP	128	80		102	6,412
FEP	324	80		259	16,283
FOP	56	30		17	1,069
FSP	72	40		29	1,823
UDG	616	55		339	21,312
<b>TOTALS</b>	<b>2,867</b>			<b>2,417</b>	<b>151,952</b>

718 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
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	0060	CARPOT F	0	100	14	20	280.00	UT	10.00	50	1985	1985	3	50	1,400	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	50	1993	1993	3	50	450	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	300	

TOTAL OB/XF 2,150

LAND DESCRIPTION																								
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	100		*RSF	150.00	107.00	16,050.00	SF		1.00	1.00	0.90	0.95	0.86	13,723							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			151,952	
TOTAL MARKET OB/XF VALUE			2,150	
TOTAL LAND VALUE - MARKET			13,723	
TOTAL MARKET VALUE			167,825	
SOH/AGL Deduction			25,994	
ASSESSED VALUE			141,831	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			90,420	
TOTAL JUST VALUE			167,825	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			165,154	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/2672	2/08/2022	WD	U	I	30	100
GRANTOR: LYNCH JOHN SAMUEL JR						
GRANTEE: LYNCH JOHN SAMUEL J						
1435/445	4/14/2021	WD	Q	I	01	145,000
GRANTOR: LEE SHAWN B						
GRANTEE: LYNCH JOHN SAMUEL J						

BUILDING NOTES											

BUILDING DIMENSIONS											
FEP= N12 W27 S12 E27\$ BAS= W27 N6 FSP= N6 W12 S6 E12\$ W12 S10 FOP= W8 S7 E8 N7\$ S37FEP= S8 E16 N8 W16\$ E39 N41\$ PTR= N30 UDG= N22 W28 S22 E28\$ S30\$.											