

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	06 VINYL ASB 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
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				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	32317.160 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100		1,208	99,807
FCP	240	25		60	4,958
FEP	84	80		67	5,535
UOP	28	20		6	496
UST	84	45		38	3,140
TOTALS	1,644			1,379	113,935

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,379	111.5000	127.11	175,285	1959	1959	0	0	35.00	65.00	

1 SINGLE FAM 0% - 2023 Heated Area: 1208 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			113,935
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			10,474
TOTAL MARKET VALUE			124,809
SOH/AGL Deduction			0
ASSESSED VALUE			124,809
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,809
TOTAL JUST VALUE			124,809
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
467	MAINT/ALTR	50	10/11/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/184	7/15/2022	PB	U	I	18	0

GRANTOR: GEIGER ANN  
GRANTEE: GEIGER MAURICE L  
887/880 8/23/1999 PB U I 18 0  
GRANTOR: PARKER LILLIE DEESE E  
GRANTEE: GEIGER ANN

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

BUILDING NOTES	
317 SW MEANS ST, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W17 S4 W20 S24 E15 UOP= S4 E7 N4 W7\$ E34 FCP= S6 E12 N20 W12 S14\$ N14 UST= E12 N7 W12 S7\$ N7 FEP= N7 W12S7 E12\$ W12 N7\$.	

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	8 16	UT	150.00	150.00	100	0	0	3	100	300	
2	0120	CLFENCE	4	0	0 0	UT	0.00	0.00	100	2011	2011	3	100	100	

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		00	0.00	0.00	11,025.00	SF		1.00	1.00	1.00	0.95	0.95	10,474							