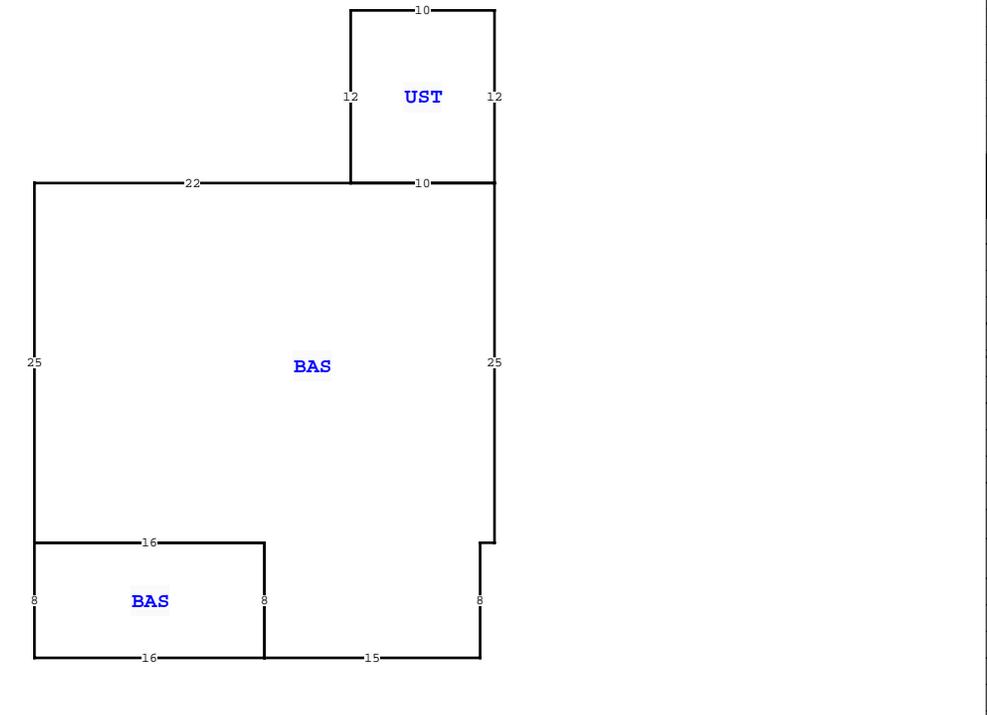


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
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		
1	SINGLE FAM	100%	2019									Heated Area: 1048	HX Base Yr 2019



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	128	100		128	9,384
BAS	920	100		920	67,449
UST	120	45		54	3,959
TOTALS	1,168			1,102	80,792

359 SW DAVIDSON WAY, 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0070	CARPORT UF	0	100	17	20	340.00	UT	3.00	3.00	100	2002	2002	3	100	1,020	
3	0258	PATIO	0	100	12	12	144.00	UT	2.00	2.00	100	2002	2002	3	100	288	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

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	100		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	0.95	0.95	5,236							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			80,792
TOTAL MARKET OB/XF VALUE			1,858
TOTAL LAND VALUE - MARKET			5,236
TOTAL MARKET VALUE			87,886
SOH/AGL Deduction			30,622
ASSESSED VALUE			57,264
TOTAL EXEMPTION VALUE	HX HB		32,264
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			87,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			86,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2454	ADDN SFR	51	09/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0142	9/19/2018	WD Q	Q	I	01	50,000
GRANTOR: MICHAEL T & SANDRA MA						
GRANTEE: JUSTIN IRA LUCAS						
1329/1339	1/18/2017	WD U	U	I	37	20,000
GRANTOR: SUSAN NORRIS KRUSEKOP						
GRANTEE: MICHAEL T & SANDRA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S25 BAS= S8 E16 N8 W16\$ E16 S8 E15 N8 E1 N25 UST= N12 W10 S12 E10\$ W10\$.	