

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	02 WALL BD/WD 100				
Interior Floo	09 PINE WOOD 100				
Air Condition	01 NONE 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architactual	05 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
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	768	100		768	35,588
FSP	40	40		16	742
FSP	96	40		38	1,761
UCP	400	20		80	3,707
UDU	160	55		88	4,078
UOP	96	20		19	881
TOTALS	1,560			1,009	46,756

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,009	63.6480	71.29	71,932	1925	1956	0	0	35.00	65.00	
2 SINGLE FAM			0% - 0	Heated Area: 768			HX Base Yr					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		46,756
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		82,327
TOTAL MARKET VALUE		129,083
SOH/AGL Deduction		29
ASSESSED VALUE		129,054
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		129,054
TOTAL JUST VALUE		129,083
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		117,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/1247	7/03/2018	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: RBG-R LLC						
1104/0206	11/28/2006	WD	Q	I	01	100
GRANTOR: BEDOYA						
GRANTEE: RBG-R LLC						

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/11/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 S32 E24 FSP= E8 N12W8 S12\$ N30 UOP= E8 N12 UCP= N20 W20 UDU= W8 S20 E8 N20\$ S20 E20\$ W8 S12\$ N2 FSP= N4 W10 S4 E10\$ W10\$.

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	200.00	118.00	11,761.00	SF		1.00	1.00	1.00	7.00	7.00	82,327									