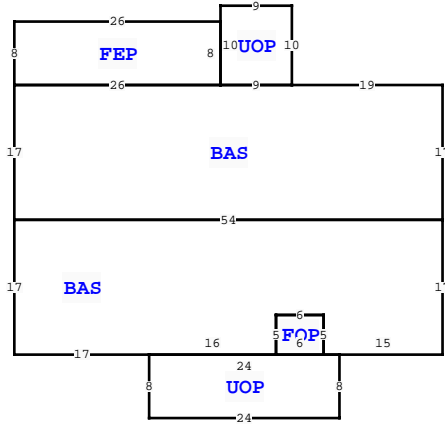


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	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
BAS	888	100	
BAS	918	100	
FEP	208	80	
FGR	660	55	
FOP	30	30	
UOP	90	20	
UOP	192	20	
TOTALS	2,986		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,400	119.1645	133.46	320,304	1950	1950	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 1806 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	208,198	
TOTAL MARKET OB/XF VALUE	2,250	
TOTAL LAND VALUE - MARKET	27,500	
TOTAL MARKET VALUE	237,948	
SOH/AGL Deduction	4,202	
ASSESSED VALUE	233,746	
TOTAL EXEMPTION VALUE	56,411	
BASE TAXABLE VALUE	177,335	
TOTAL JUST VALUE	237,948	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	234,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2099	3/25/2022	WD	Q	I	01	233,000
GRANTOR: THOMAS SADIE KAY						
GRANTEE: CANADAY TY						
1140/1186	12/31/2007	WD	Q	I		131,000
GRANTOR: EMILY PHILLIPS & LYND						
GRANTEE: SADIE KAY THOMAS						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0060	CARPORT F	0	100	16	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

BLD DATE		LGL DATE	
		05/12/2026	MLU

BUILDING NOTES	
310 SW LAKEVIEW AVE, 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	100		*RSF	200.00	125.00	25,000.00	SF		1.00	1.00	1.00	1.10	1.10	27,500							