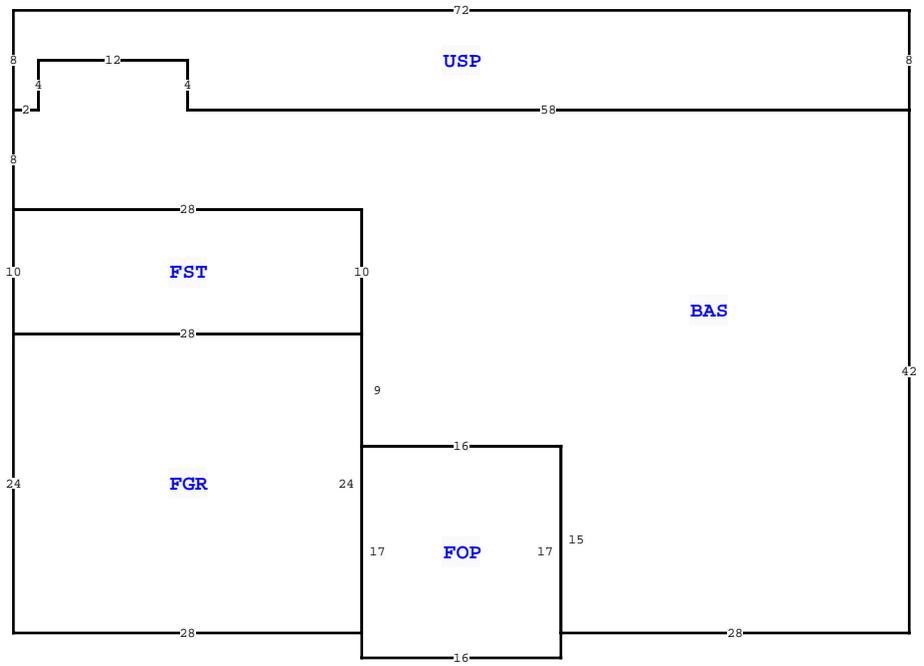


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	10 ABOVE AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	12 HARDWOOD 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2.5 100				
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	07 07				
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	1,880	100		1,880	182,420
FGR	672	55		370	35,902
FOP	272	30		82	7,957
FST	280	55		154	14,943
USP	528	35		185	17,951
TOTALS	3,632			2,671	259,173

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%	2004		398,727	1983	1983	0	0	35.00	65.00
Heated Area: 1880 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			259,173
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			27,200
TOTAL MARKET VALUE			295,273
SOH/AGL Deduction			104,339
ASSESSED VALUE			190,934
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			139,523
TOTAL JUST VALUE			295,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,024
LAND:1:2: LAKE VIEW			
LAND:1:1: NOT SURE IF PROPERTY IS LAKE FRONT BUT H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1372	8/01/2023	LE	U	I	14	0
GRANTOR: HUDSON GEORGE H JR (E)						
GRANTEE: HUDSON CODI A (RMDR)						
1483/415	1/19/2023	QC	U	V	11	0
GRANTOR: CITY OF LAKE CITY						
GRANTEE: HUDSON GEORGE H JR						

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	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

TOTAL OB/XF												8,900					
309 SW LAKEVIEW AVE, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	

BUILDING NOTES											
BUILDING DIMENSIONS											
USP= N8 W72 S8 E2 N4 E12 S4 E58\$ BAS= W58 N4 W12 S4 W2 S8FST= S10 E28 N10 W28\$ E28 S10FGR= W28 S24 E28 N24\$ S9 FOP= S17 E16 N17 W16\$ E16 S15E28 N42\$.											

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	0133	C	SFR LAKE	100		*RSF	135.00	135.00	135.00	FF		1.00	1.00	0.85	200.00	170.00	22,950							
2	0000	C	VAC RES	0		*RSF	125.00	135.00	25.00	FF		1.00	1.00	0.85	200.00	170.00	4,250							