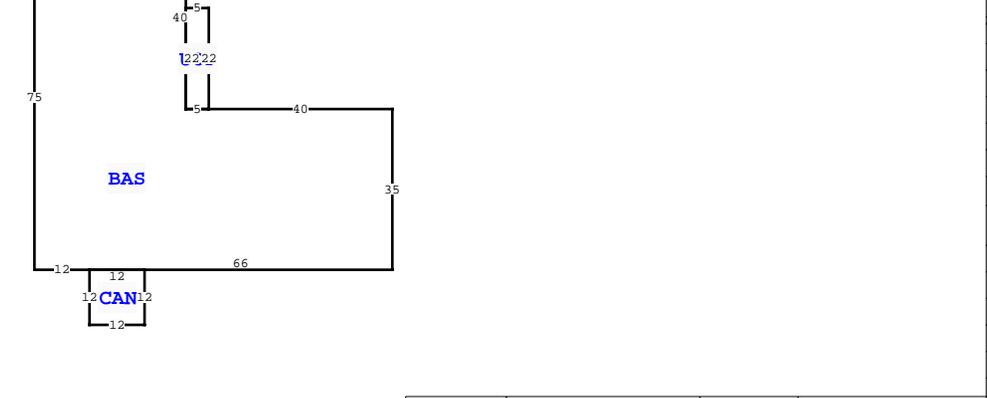


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	5 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	4,475	91.2992	69.39	310,520	1952	1952	0	0	50.00	50.00		
1 OFFICE LOW 0% - 0													
Heated Area: 4050 HX Base Yr													



Quality		05 05			
DOR CODE		1900 PROFESS SVC/BLD			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		850317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,050	100		4,050	140,515
CAN	144	30		43	1,492
UOP	110	20		22	764
UST	900	40		360	12,490
TOTALS	5,204			4,475	155,260

285 NE HERNANDO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	

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	1900	C	PROF BLDG	0		CG	0.00	0.00	25,987.00	SF		1.00	1.00	1.25	3.75	4.69	121,814							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		155,260	
TOTAL MARKET OB/XF VALUE		3,100	
TOTAL LAND VALUE - MARKET		121,814	
TOTAL MARKET VALUE		280,174	
SOH/AGL Deduction		0	
ASSESSED VALUE		280,174	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		280,174	
TOTAL JUST VALUE		280,174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0449	MAINT/ALTR	195	08/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/0590	5/11/2018	WD Q	Q	I	01	315,000
GRANTOR: HERBERT F DARBY AS TR						
GRANTEE: TRISKAL LLC						
1328/1589	1/04/2017	WD U	I	11		0
GRANTOR: HERBERT F DARBY						
GRANTEE: HERBERT F DARBY AS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W33 S75 E12 CAN= S12 E12 N12 W12\$ E66 N35 W40 UOP= N22 W5 S22 E5\$ W5 N40\$ PTR=E40 UST= E30 N14 W9 N40 W12 S40 W9 S14\$ W40\$.