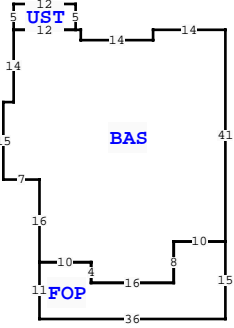
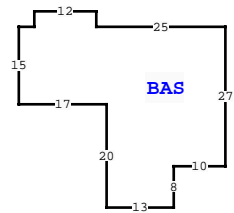


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	10 100
Stories	2. 2. 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	2,943	102.3984	75.77	222,991	1920	1973	0	0	0	50.00	50.00	
1 OFFICE LOW 0% - 2023 Heated Area: 2807 HX Base Yr													



Quality	05 05				
DOR CODE	8900 MUNICIPAL IMP-EX				
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	1,016	100		1,016	38,491
BAS	1,791	100		1,791	67,852
FOP	372	30		112	4,243
UST	60	40		24	909
TOTALS	3,239			2,943	111,496

162 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			111,496
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			36,850
TOTAL MARKET VALUE			153,346
SOH/AGL Deduction			0
ASSESSED VALUE			153,346
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,346
TOTAL JUST VALUE			153,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044549	Remodel	5,600	05/27/2022
13-518	MAINT/ALTR	75	12/23/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2526	9/07/2022	WD U	U	I	17	257,500

GRANTOR: LAKE CITY-COLUMBIA CO
GRANTEE: KD CAPITAL INVESTME
0816/0831 | 10/20/1995 | WD U I 11 | 95,000
GRANTOR: CITY OF LAKE CITY
GRANTEE: LAKE CITY-COLUMBIA

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W14 S2 W14 N2 W1 UST= N5 W12 S5 E12\$ W12 S14 W2 S15 E7 S16 FOP= S11 E36 N15 W10 S8 W16 N4 W10\$ E10 S4 E16 N8 E10 N41\$PTR= N40 BAS= N27 W25N3 W12 S3 W3 S15 E17 S20 E13 N8 E10\$ S40\$.													

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	8900	C	MUNICIPAL	0		*CG	134.00	100.00	13,400.00	SF		1.00	1.00	1.00	2.75	2.75	36,850							