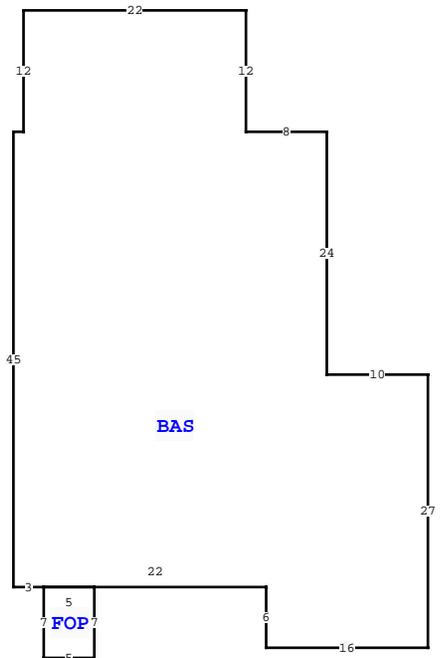




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,965	100	
FOP	35	30	
TOTALS	2,000		
TOTALS		1,975	151,842

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,975	103.7520	118.28	233,603	1943	1995		0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1965 HX Base Yr													



136 SW NASSAU ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		151,842	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		14,456	
TOTAL MARKET VALUE		166,498	
SOH/AGL Deduction		0	
ASSESSED VALUE		166,498	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		166,498	
TOTAL JUST VALUE		166,498	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-068	MAINT/ALTR	50	02/25/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1506	4/17/2025	LE	U	I	14	0
GRANTOR: MINNICH RONALD L						
GRANTEE: MINNICH RONALD L (E						
1053/1710	8/01/2005	WD	Q	I		91,000
GRANTOR: JONATHAN L WARD JR						
GRANTEE: RONALD L & CASSANDR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S12 W1 S45 E3 FOP= S7 E5 N7 W5\$ E22 S6 E16 N27 W10 N 24 W8 N12\$.	

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	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

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		*RO	0.00	0.00	6,425.00	SF		1.00	1.00	1.00	2.25	2.25	14,456							