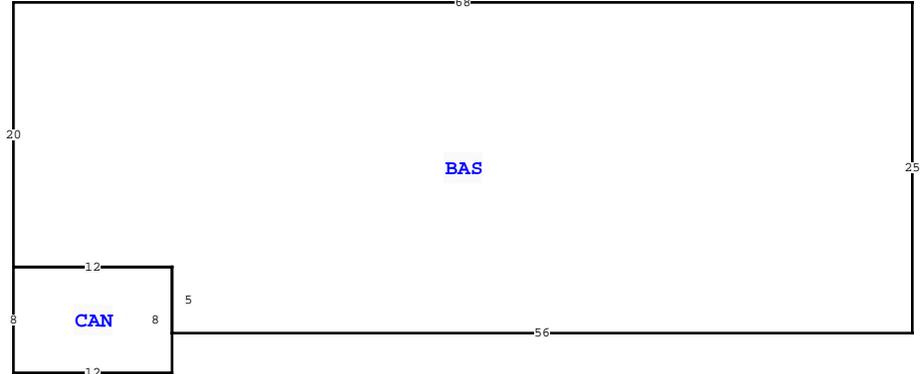


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	19	COMMON BRK	50
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		13	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		10	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1700	OFFICE BLD	1STY
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE MED	0%	- 2023									Heated Area: 1640 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	75,096
CAN	96	30		29	1,328
<b>TOTALS</b>	<b>1,736</b>			<b>1,669</b>	<b>76,424</b>

255 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

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	70	41	2,870.00	UT	0.90	0.90	100	0	0	3	100	2,583	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			124,482
TOTAL MARKET OB/XF VALUE			2,783
TOTAL LAND VALUE - MARKET			61,220
TOTAL MARKET VALUE			188,485
SOH/AGL Deduction			0
ASSESSED VALUE			188,485
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			188,485
TOTAL JUST VALUE			188,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,490
BLDG:1:1: EYB ADJUSTED FROM REMODELING			
SALE:1:1: 1/2 UNDIV INT EACH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
342	MAINT/ALTR	75	06/14/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/1922	9/30/2022	WD U		I	30	270,000
GRANTOR: MELANIE HOLDEN DMD PL						
GRANTEE: RAMKISSOON PROPERTY						
1319/2785	8/09/2016	WD U		I	30	290,000
GRANTOR: I LIVE MY DENTIST LLC						
GRANTEE: MELANIE HOLDEN DMD						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 S20 CAN= S8 E12 N8 W12\$ E12 S5 E56 N25\$.	

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	1700	C	1STORY OFF	0		CG	72.00	70.00	5,040.00	SF		1.00	1.00	1.20	5.50	6.60	33,264							
2	1700	C	1STORY OFF	0		CG	23.00	70.00	1,575.00	SF		1.00	1.00	1.00	5.50	5.50	8,662							
3	1000	C	VACANT COMME	0		*CG	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	1.75	1.75	19,294							

