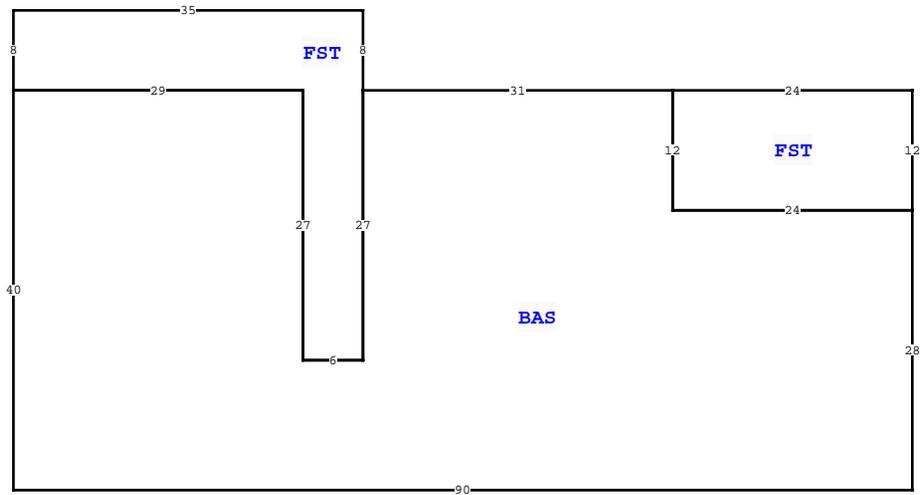


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	02	WALL BD/WD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		13	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
NEIGHBORHOOD/LOC	850317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,150	100	
FST	288	50	
FST	442	50	
TOTALS	3,880		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	3,515	91.6906	69.68	244,925	1958	1985	0	0	50.00	50.00
1 OFFICE LOW 0% - 0 Heated Area: 3150 HX Base Yr											



EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE													
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	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0169	FENCE/WOOD	0	0	0	0	62.00	UT	18.00	18.00	50	2008	2008	3	50	558	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

TOTAL OB/XF												3,058					
321 SW MAIN BLVD, LAKE CITY												BLD DATE		LGL DATE		04/09/2024	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1			
VALUATION BY				VALUATION SUMMARY			
Tax Group: 1				STANDARD			
Tax Dist:							
BUILDING MARKET VALUE				122,462			
TOTAL MARKET OB/XF VALUE				3,058			
TOTAL LAND VALUE - MARKET				45,045			
TOTAL MARKET VALUE				170,565			
SOH/AGL Deduction				0			
ASSESSED VALUE				170,565			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				170,565			
TOTAL JUST VALUE				170,565			
NCON VALUE				1,500			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				165,849			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3628	ADDN COMM	337	03/10/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/2799	11/14/2019	WD	Q	I	01	150,000
GRANTOR: ELAINE R DAVIS						
GRANTEE: VINE LLC						
1325/2531	11/17/2016	WD	U	I	11	100
GRANTOR: JOHNNY M HAMM						
GRANTEE: ELAINE R DAVIS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 FST= N8 W35 S8 E29S27 E6 N27S S27 W6 N27 W29 S40E90 N28 FST= N12 W24 S12 E24S W24 N12S.	

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	105.00	65.00	6,825.00	SF		1.00	1.00	1.20	5.50	6.60	45,045							