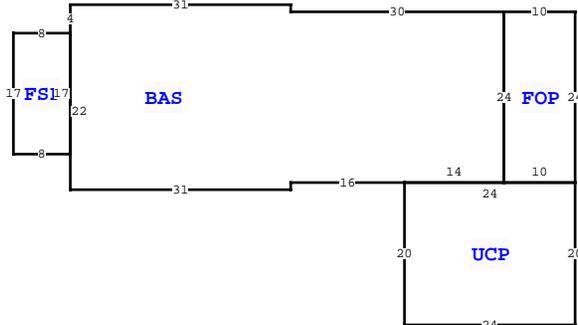
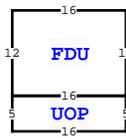




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,879	113.1990	129.05	242,485	1947	1947	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1526 HX Base Yr													



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	1,526	100		1,526	128,005
FDU	192	60		115	9,647
FOP	240	30		72	6,040
FSP	136	40		54	4,530
UCP	480	20		96	8,053
UOP	80	20		16	1,342
TOTALS	2,654			1,879	157,615

294 SW COLUMBIA AVE, 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			157,615
TOTAL MARKET OB/XF VALUE			2,450
TOTAL LAND VALUE - MARKET			19,294
TOTAL MARKET VALUE			179,359
SOH/AGL Deduction			0
ASSESSED VALUE			179,359
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			179,359
TOTAL JUST VALUE			179,359
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047872	Roof Replacement	9,343	08/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1332	4/20/2026	WD	Q	I	01	225,000
GRANTOR: HARRIS JESSICA						
GRANTEE: RATLIFF COLE JACKSO						
1385/1218	5/11/2019	WD	Q	I	01	125,000
GRANTOR: LOTUS PROPERTY LLC						
GRANTEE: JESSICA HARRIS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 N1 W31 S4 FSP= W8 S17 E8 N17\$ S22 E31 N1 E16 UCP= S20 E24 N20 W24\$ E14 FOP= E10 N24 W10 S24\$ N24\$ PTR=N30 UOP= N5 FDU= N12 W16 S12 E16\$ W16 S5 E16\$ S30\$.	

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	0	10	14	UT	7.50	7.50	100	1993	1993	3	100	1,050	

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	DPHT 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	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	1.75	1.75	19,294							