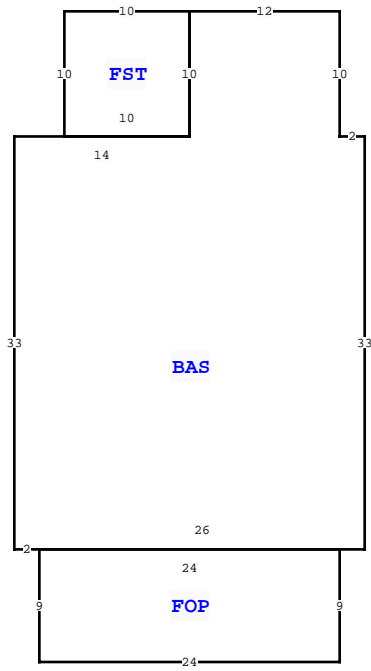




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	85,273
FOP	216	30		65	5,309
FST	100	55		55	4,492
TOTALS	1,360			1,164	95,074

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020		146,268	1947	1980	0	0	35.00	65.00
				Heated Area: 1044				HX Base Yr 2020			



303 SW ALACHUA 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			95,074
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			19,294
TOTAL MARKET VALUE			118,168
SOH/AGL Deduction			27,510
ASSESSED VALUE			90,658
TOTAL EXEMPTION VALUE	HX HB 98		90,658
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			118,168
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,168

SALE:4:1: ALSO REFER TO DEATH CERTIFICATE ORB 806-
 SALE:3:1: ALSO SEE ORB'S 815-1418-1422
 SALE:2:1: ALSO SEE ORB'S 815-1418-1422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0165	MAINT/ALTR	50	04/30/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2668	3/05/2026	LE U		I	14	100
GRANTOR: HARRIS DONNA CAROL						
GRANTEE: HARRIS DONNA CAROL						
1389/2709	7/26/2019	WD Q		I	01	92,900
GRANTOR: DONNA R DUNCAN						
GRANTEE: DONNA CAROL HARRIS						

EXTRA FEATURES	
L N	OB/XF CODE
1	0210
2	0166

BUILDING NOTES	
303 SW ALACHUA AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W2 N10 W12 FST= W10 S10 E10 N10\$ S10 W14 S33 E2 FOP= S9 E24 N9 W24\$ E26 N33 \$.	

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	0210	GARAGE U	0 100	20 20	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION		TOTAL OB/XF										3,800												
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	100		*RO	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	1.75	1.75	19,294							