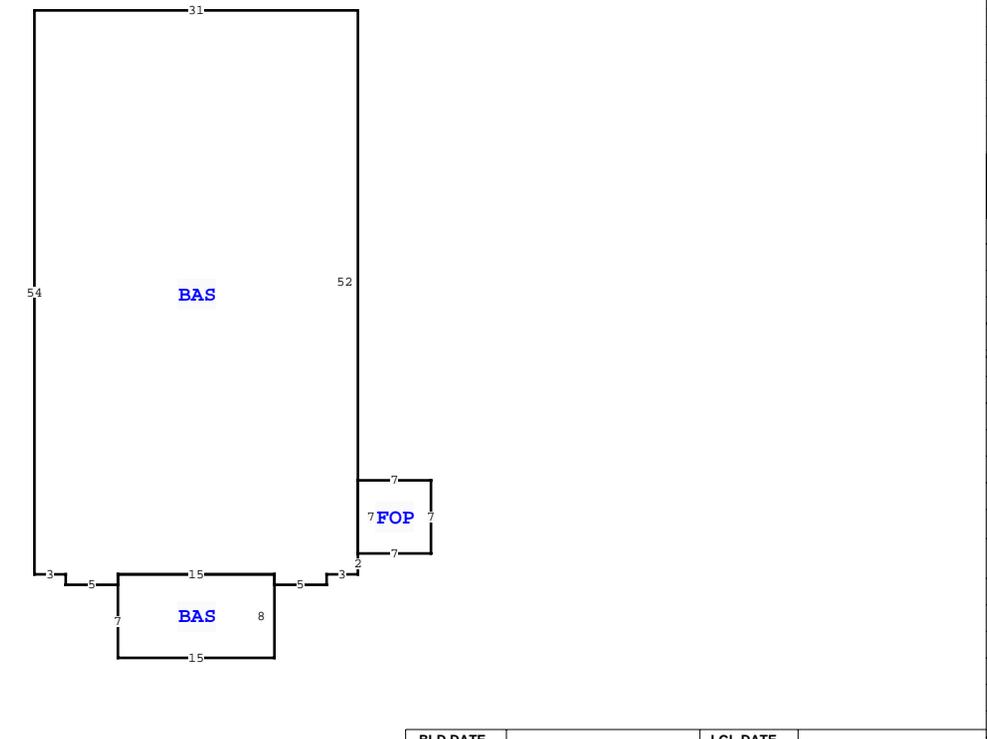


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPK 100
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	5 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
4900	04	1,819	124.3242	94.49	171,877	1998	2015	0	0	0	8.00	92.00		



Quality	06 06				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	10,432
BAS	1,684	100		1,684	146,391
FOP	49	30		15	1,304
TOTALS	1,853			1,819	158,127

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	158,127
TOTAL MARKET OB/XF VALUE	5,920
TOTAL LAND VALUE - MARKET	48,125
TOTAL MARKET VALUE	212,172
SOH/AGL Deduction	0
ASSESSED VALUE	212,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,172
TOTAL JUST VALUE	212,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,679

PRMT:1:1: NEW SOUTHERN EXPOSURE BLDG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045496	Remodel	15,000	09/23/2022
374	MAINT/ALTR	100	07/10/2012
1280	MAINT/ALTR	75	04/28/2009
1225	ADDN COMM	113	04/28/2009
1069	COMMERCIAL	0	12/31/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/452	12/14/2022	WD	U	I	37	300,000
GRANTOR: DNEAL INC						
GRANTEE: WEN-ONE FLORIDA INC						
1126/2419	7/30/2007	WD	Q	I		200,000
GRANTOR: SHERILYN BURNHAM						
GRANTEE: DNEAL INC						

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 70	22	1,540.00	UT	3.00	100	1998	1998	3	100	4,620	
2	0296	SHED METAL	0	0 0	0	1.00	UT	0.00	100	2009	2009	3	100	800	
3	0296	SHED METAL	0	0 0	0	1.00	UT	0.00	100	2011	2011	3	100	500	

296 S MARION AVE, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS  
BAS= W31 S54 E3 S1 E5 BAS= S7 E15 N8 W15 S1\$ N1 E15 S1 E5 N1 E3N2 FOP= E7 N7 W7 S7\$ N52\$.

LAND DESCRIPTION

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	77.00	200.00	15,400.00	SF		1.00	1.00	1.25	2.50	3.13	48,125							

TOTAL OB/XF 5,920