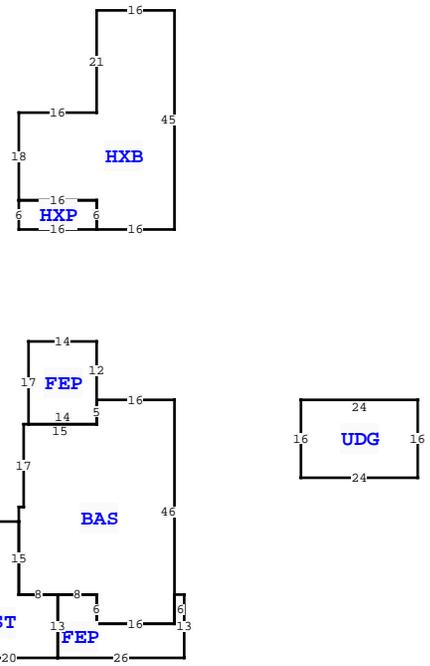


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	14	CARPET	70
Interior Floo	06	VINYL ASB	30
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0111	SFRES/STORE/SHOP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,279	100	
FEP	238	80	
FST	440	55	
HXB	1,008	100	
HXP	96	30	
UDG	384	55	
TOTALS	3,687		

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%	- 2026								
				Heated Area: 2287			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			154,036
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			27,562
TOTAL MARKET VALUE			181,798
SOH/AGL Deduction			0
ASSESSED VALUE			181,798
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			130,387
TOTAL JUST VALUE			181,798
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,094
SALE:1:1: JEWELL MURRAY HOUSE ON S MARION STREET			
LAND:1:1: ADJ4;CORNER.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
512	MAINT/ALTR	85	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1263	10/13/2023	WD	Q	I	01	190,000
GRANTOR: TRAN JOHN						
GRANTEE: SUMNER CHARYL						
1482/2240	1/13/2023	PR	U	I	19	100
GRANTOR: MURRAY CHARLES F						
GRANTEE: TRAN JOHN						

EXTRA FEATURES		297 S MARION AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC,PAVMT	0

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 FEP= N12 W14 S17 E14 N5\$ S5 W15 S17 W1 S3 FST= W12 S28E20 N13 W8 N15\$ S15 E8 FEP= S13E26 N13 W2 S6 W16 N6 W8\$ E8 S6E16 N46\$ PTR= N80 HXB= W16 S21 W16 S18 HXP= S6 E16 N6W16\$E16S6 E16 N45\$S80\$ PTR=E50 UDG= W24 S16E24 N16\$ W50\$.	

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	0111	C	SFR/COMMERCI	100		*CG	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	2.50	2.50	27,562							