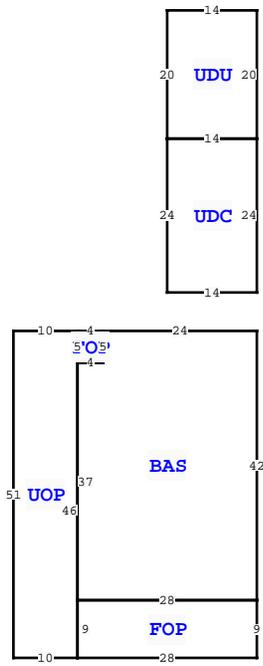




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,578	105.9300	120.76	190,559	1940	1990	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1156 HX Base Yr 2023													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	32317.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100		1,156	90,739
FOP	20	30		6	471
FOP	252	30		76	5,966
UDC	336	25		84	6,594
UDU	280	55		154	12,088
UOP	510	20		102	8,007
TOTALS	2,554			1,578	123,863

351 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

TOTAL OB/XF 1,900

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	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			123,863
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			19,294
TOTAL MARKET VALUE			145,057
SOH/AGL Deduction			13,467
ASSESSED VALUE			131,590
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			80,179
TOTAL JUST VALUE			145,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
520	MAINT/ALTR	50	11/07/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/782	2/23/2022	WD	U	I	30	155,000
GRANTOR: UMSTEAD DANNY						
GRANTEE: DICKS BRADY						
1421/1332	10/05/2020	WD	Q	I	01	115,000
GRANTOR: LOUSIE A REVELS						
GRANTEE: DANNY & MARCIA UMST						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 FOP= W4 S5 E4 N5\$ S5 W4 UOP= N5 W10 S51 E10 N46\$ S37 FOP= S9 E28 N9 W28\$ E28N42\$ PTR=N50 UDU= W14 S20 UDC= S24 E14 N24 W14\$ E14 N20\$ S50\$.