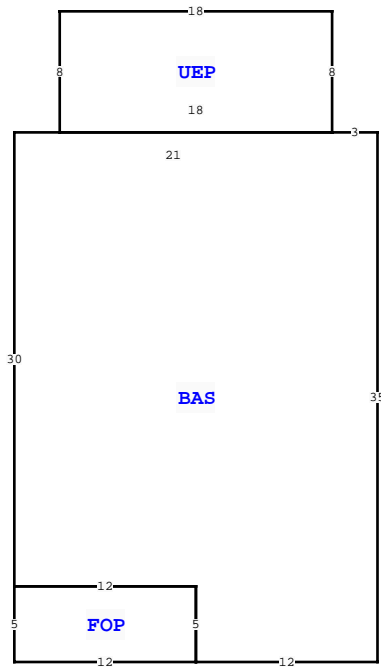


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	860317.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	780
FOP	60
UEP	144
TOTALS	984

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2026	83.87	74,141	1945	1945	10	0	30	35.00	25.00
Heated Area: 780 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			18,535
TOTAL MARKET OB/XF VALUE			50
TOTAL LAND VALUE - MARKET			3,900
TOTAL MARKET VALUE			22,485
SOH/AGL Deduction			0
ASSESSED VALUE			22,485
TOTAL EXEMPTION VALUE	HX HB		22,485
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			22,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			22,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/530	4/21/2025	LE U	I	I	14	100
GRANTOR: HIGGINS MILTON						
GRANTEE: HIGGINS MILTON (ENH						
1529/2143	12/01/2024	WD Q	I	I	01	25,000
GRANTOR: WHITE SPRINGS LAND &						
GRANTEE: HIGGINS MILTON						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	50	

TOTAL OB/XF													50
998 NE LAKE DR, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W3 UEP= N8 W18 S8 E18\$ W21 S30 FOP= S5 E12 N5 W12\$ E12 S5 E12 N35\$.	

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	0100	C	SFR	100		*RSF-	352.00	100.00	5,200.00	SF		1.00	1.00	1.00	0.75	0.75	3,900							