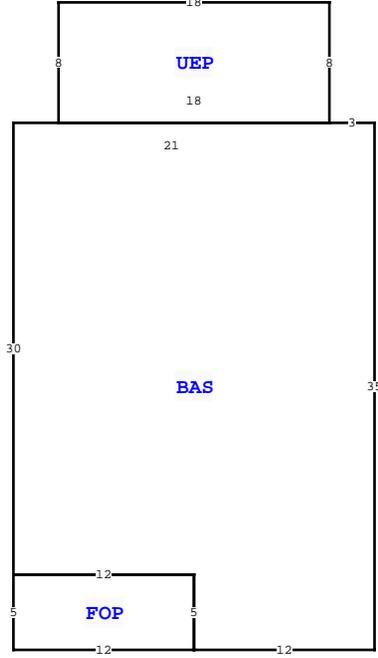


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	04 PLYWOOD 100				
Interior Floo	09 PINE WOOD 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	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	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	16,355
FOP	60	30		18	378
UEP	144	60		86	1,803
TOTALS	984			884	18,535

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		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		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															50							
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							