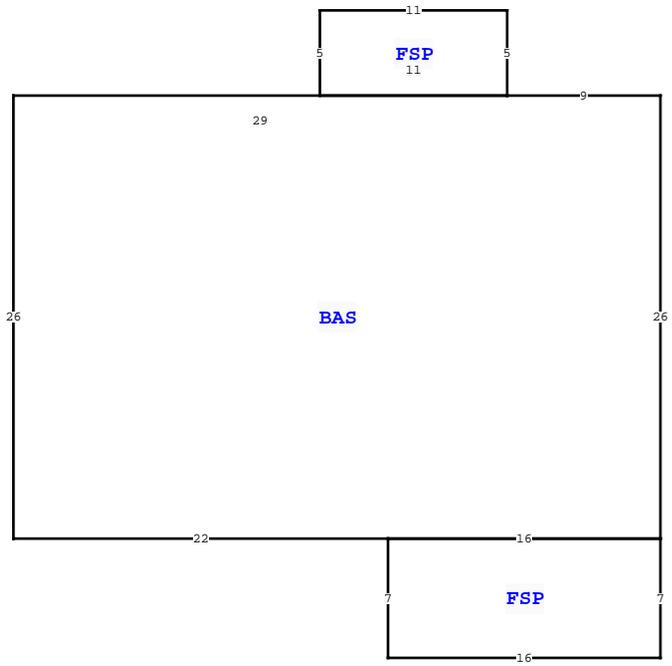


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 70
Interior Wall	02 WALL BD/WD 30
Interior Floor	09 PINE WOOD 90
Interior Floor	07 CORK/VTILE 10
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
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	02 02
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,055	69.1519	78.83	83,166	1953	1953	0	0	20	35.00	45.00		
1 SINGLE FAM 0% - 2026 Heated Area: 988 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	37,425		
TOTAL MARKET OB/XF VALUE	1,900		
TOTAL LAND VALUE - MARKET	6,936		
TOTAL MARKET VALUE	46,261		
SOH/AGL Deduction	0		
ASSESSED VALUE	46,261		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	46,261		
TOTAL JUST VALUE	46,261		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	81,951		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044543	Roof Replacement	6,080	05/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/959	10/07/2025	WD	Q	I	01	47,500
GRANTOR: BAKER MALCOLM						
GRANTEE: 302 KACHEV ESTATES						
1484/2616	2/17/2023	WD	Q	I	01	95,000
GRANTOR: HUDSON KEITH						
GRANTEE: BAKER MALCOLM						

MAP NUM	MKT AREA	07				
860317.00	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	988	100		988	35,048
	FSP	55	40		22	780
	FSP	112	40		45	1,596
TOTALS	1,155				1,055	37,425

898 SE SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0120	CLFENCE	4	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W9 W29 S26 E22 E16 N26 \$													
FSP=[ORIG=-16,26] S7 E16 N7 W16 \$													
FSP=[ORIG=-9,0] N5 W11 S5 E11 \$													

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	0		*RSF-	370.00	104.00	7,301.00	SF		1.00	1.00	1.00	0.95	0.95	6,936							