

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,032	65.7446	73.63	75,986	1943	1943	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 945 HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		49,391	
TOTAL MARKET OB/XF VALUE		1,100	
TOTAL LAND VALUE - MARKET		9,000	
TOTAL MARKET VALUE		59,491	
SOH/AGL Deduction		755	
ASSESSED VALUE		58,736	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		58,736	
TOTAL JUST VALUE		59,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		56,191	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	91	100		91	4,355
BAS	854	100		854	40,872
FOP	72	30		22	1,053
UST	144	45		65	3,111
TOTALS	1,161			1,032	49,391

613 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/1815	3/05/2019	WD	Q	I	01	30,000
GRANTOR: AUGUSTIN FERNANDEZ						
GRANTEE: KAREN F PERRERA						
1323/0853	10/05/2016	WD	U	I	37	25,000
GRANTOR: COLUMBIA INVESTMENT P						
GRANTEE: AUGUSTIN FERNANDEZ						

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	0210	GARAGE U	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

EXTRA FEATURES																
BUILDING NOTES																
BUILDING DIMENSIONS																
UST= N8 W18 S8 E18\$BAS= W35 S27 E22 FOP= S6 E12 N6 W12\$ BAS= E13 N7 W13 S7\$ N7 E13 N20\$.																

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	0		*RSF-	350.00	120.00	6,000.00	SF		1.00	1.00	1.00	1.50	1.50	9,000							