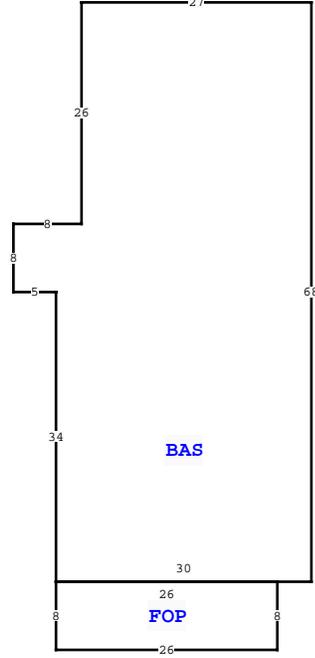




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,002	100	
FOP	208	30	
TOTALS	2,210		

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	0%	2026		193,727	1930	1930	0	0	30	35.00	35.00	
				Heated Area: 2002					HX Base Yr				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE		67,804				
TOTAL MARKET OB/XF VALUE		3,392				
TOTAL LAND VALUE - MARKET		22,548				
TOTAL MARKET VALUE		93,744				
SOH/AGL Deduction		0				
ASSESSED VALUE		93,744				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		93,744				
TOTAL JUST VALUE		93,744				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		71,608				
LAND:2:1: NON-BUILDABLE LOTS 1 & 2						
SALE:1:1: HE GOT A GOOD BUY-TOO LOW-ASSESSMENT COR						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
0611		13,405	07/11/2025			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/829	10/17/2025	WD	Q	I	01	104,400
GRANTOR: BEAUTIFY LAKE CITY LL						
GRANTEE: HIGH QUALITY LLC						
1537/313	3/14/2025	WD	Q	I	01	82,000
GRANTOR: BATIR HOLDING LAKE CI						
GRANTEE: BEAUTIFY LAKE CITY						
BLD DATE						05/12/2026
XF DATE						MLU
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W27 S26 W8 S8 E5 S34 FOP= S8 E26 N8 W26\$ E30 N68 \$.						

EXTRA FEATURES														452 SE NASSAU ST, LAKE CITY			
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	0263	PRCH,USP	0	0	14	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0010	BARN,BLK	0	0	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,592	
3	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
TOTAL OB/XF																3,392	

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-	362.00	102.00	6,324.00	SF		1.00	1.00	1.00	2.00	2.00	12,648							
2	0000	C	VAC RES	0		00	0.00	0.00	4,950.00	SF		1.00	1.00	1.00	2.00	2.00	9,900							