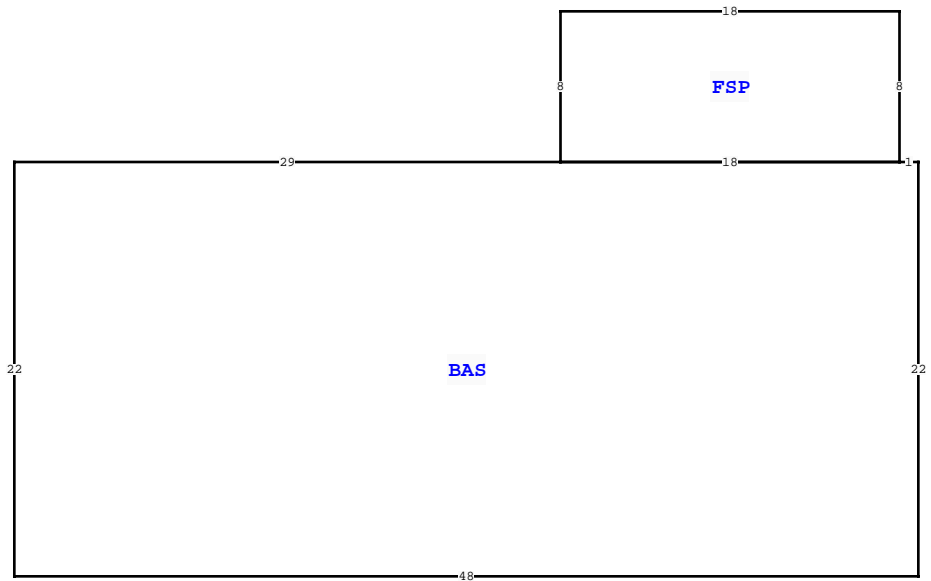


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,114	99.9600	111.96	124,723	1955	1990	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2022 Heated Area: 1056 HX Base Yr												



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	32317.150	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	76,850
FSP	144	40		58	4,221
TOTALS	1,200			1,114	81,070

705 SE MONROE ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		81,070
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		9,993
TOTAL MARKET VALUE		91,563
SOH/AGL Deduction		0
ASSESSED VALUE		91,563
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		91,563
TOTAL JUST VALUE		91,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1012	11/15/2021	TD	U	I	18	39,000
GRANTOR: CLERK OF COURT						
GRANTEE: M&J SAMPSON LLC						
1109/0340	1/26/2007	WD	Q	I		69,000
GRANTOR: JOHN MICHAEL LEE TRUS						
GRANTEE: PHILLIP R & LESLEY						

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
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2004	2004

Q	% COND	OB/XF MKT VALUE	NOTES
3	100	300	
3	100	200	
TOTAL OB/XF 500			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W29 S22 E48 N22 W1 FSP= N8 W18 S8 E18\$ W18\$.												

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-	365.00	102.00	6,662.00	SF		1.00	1.00	1.00	1.50	1.50	9,993								