

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 60
Exterior Wall	19 COMMON BRK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	N/A 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,198	120.1560	136.98	164,102	1992	1992	0	0	35.00	65.00

  

1 SINGLE FAM	0% - 0	Heated Area: 960	HX Base Yr
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298 SE ERMINE AVE, LAKE CITY

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

Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	32317.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	85,476
FSP	90	40		36	3,205
UEP	336	60		202	17,986
TOTALS	1,386			1,198	106,666

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	9	30	270.00	UT	1.40	1.40	100
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		*RSF-	356.00	105.00	6,952.00	SF	

TOTAL OB/XF											
UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
SF		1.00	1.00	1.50	1.50	10,428					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	106,666		
TOTAL MARKET OB/XF VALUE	678		
TOTAL LAND VALUE - MARKET	10,428		
TOTAL MARKET VALUE	117,772		
SOH/AGL Deduction	0		
ASSESSED VALUE	117,772		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	117,772		
TOTAL JUST VALUE	117,772		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	112,072		
LAND:1:1: 56X105 + 105 SF			
SALE:1:1: LOT 1 AMONDA ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0537	11/12/2019	QC	U	I	18	67,600
GRANTOR: UNITED STATES OF AMER						
GRANTEE: TERI L KNEPPAR						
1377/1673	1/23/2019	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED STATES OF AM						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 S24 E25 FSP= S6 E15 N6 W15\$ E15 N24 UEP= E12 S28 W12 N28\$.											