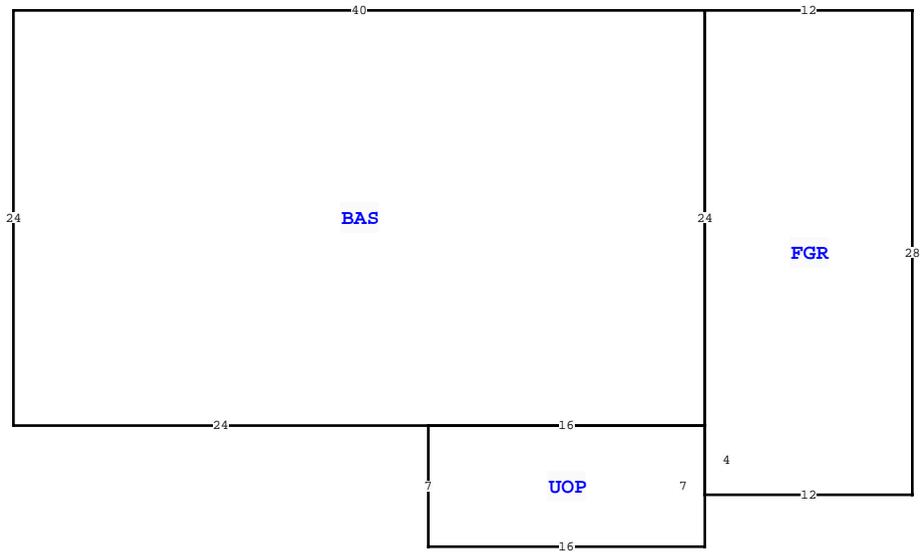


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	N/A 100
Stories	1. 1. 100
Architectural	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
1	SINGLE FAM	100% - 2022									
Heated Area: 960						HX Base Yr 2022					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	87,797
FGR	336	55		185	16,920
UOP	112	20		22	2,012
TOTALS	1,408			1,167	106,728

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	0166	CONC, PAVMT	0 100	9	30	270.00	UT	1.40	1.40	100	0	0	3	100	378	
2	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

EXTRA FEATURES		BLD DATE		LGL DATE	
297 SE AVALON AVE, LAKE CITY		XF DATE	INC DATE	LAND DATE	AG DATE
				05/12/2026	MLU

LAND DESCRIPTION		TOTAL OB/XF 478																						
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	100		*RSF-	362.00	102.00	6,391.00	SF		1.00	1.00	1.00	1.50	1.50	9,586							

REVIEW DATE		BY		DF		Total Acres: 0.15		Total Land Value: 9,586		Market: 0		Agricultural: 0		Common: 9,586		PRINTED 05/12/2026 BY SYS	
-------------	--	----	--	----	--	-------------------	--	-------------------------	--	-----------	--	-----------------	--	---------------	--	---------------------------	--

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 1	
BUILDING MARKET VALUE				106,728	
TOTAL MARKET OB/XF VALUE				478	
TOTAL LAND VALUE - MARKET				9,586	
TOTAL MARKET VALUE				116,792	
SOH/AGL Deduction				21,098	
ASSESSED VALUE				95,694	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				44,283	
TOTAL JUST VALUE				116,792	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				111,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1422	12/21/2021	WD	U	I	37	125,000
GRANTOR: TODD E W						
GRANTEE: SMITH ROBERT LEE						
0881/1335	5/25/1999	WD	Q	I	01	30,000
GRANTOR: JOSEPH BRYANT & LINDA						
GRANTEE: E W TODD (RETURNED)						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S24 E24UOP= S7 E16 N7W16\$ E16 FGR= N24 E12 S28 W12 N4\$N24\$.	