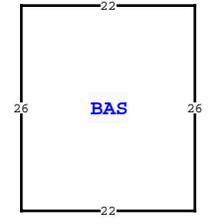
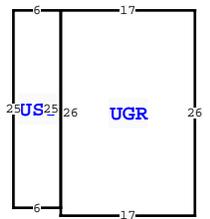


ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	839	96.3540	109.84	92,156	1959	1959	0	0	35.00	65.00		
2 SINGLE FAM			0% - 0	Heated Area: 572				HX Base Yr					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	40,838
UGR	442	45		199	14,208
UST	150	45		68	4,855
TOTALS	1,164			839	59,901

308 SE AVALON AVE, LAKE CITY

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

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0070	CARPENT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 2,300

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	0000	C	VAC RES	0		*RSF	300.00	110.00	5,500.00	SF		1.00	1.00	1.00	1.25	1.25	6,875							
2	0100	C	SFR	0		*RSF	3 0.00	0.00	5,500.00	SF		1.00	1.00	1.00	1.25	1.25	6,875							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			59,901
TOTAL MARKET OB/XF VALUE			2,300
TOTAL LAND VALUE - MARKET			13,750
TOTAL MARKET VALUE			75,951
SOH/AGL Deduction			25,612
ASSESSED VALUE			50,339
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			50,339
TOTAL JUST VALUE			75,951
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/0424	9/29/2014	QC	U	I	11	100
GRANTOR: CHARLES E MEYER						
GRANTEE: RON ROBBINS						
1157/1844	8/26/2008	QC	Q	I	01	100
GRANTOR: CHARLES E MEYER						
GRANTEE: RON ROBBINS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S26 E22 N26\$ PTR= N30UGR= N26 W17 UST= W6 S25 E6 N25\$ S26 E17\$ S30\$.	