

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,626	117.8000	134.29	218,356	1979	1979	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1395 HX Base Yr 2014

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		141,931
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		22,028
TOTAL MARKET VALUE		166,159
SOH/AGL Deduction		64,294
ASSESSED VALUE		101,865
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,454
TOTAL JUST VALUE		166,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,675

Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC	32317.170 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100		1,395	121,768
FCP	420	25		105	9,165
FOP	63	30		19	1,659
FST	180	55		99	8,642
PTO	150	5		8	698
TOTALS	2,208			1,626	141,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044013	Roof Replacement	29,847	03/28/2022
119	MAINT/ALTR	50	03/15/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/2150	12/30/2008	WD	Q	I	01	116,700
GRANTOR: HANSEL L & LELIA W HO						
GRANTEE: BRUYAN JOHNSON						
1130/0291	8/31/2007	WD	Q	I	01	100
GRANTOR: CHARLES L THOMAS						
GRANTEE: HANSEL L & LELIA W						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	8	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

TOTAL OB/XF		2,200
BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE
296 SE MARSH TER, LAKE CITY		04/27/2022 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 PTO= N10 W15 S10 E15\$ W23 FST= W20 S9 E20 N9\$ S9	
FCP= W20 S21 E20 N21\$ S18 FOP= S3 E21 N3 W21 \$ E21 S9 E23 N36\$.	

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	100		*RSF-	395.00	125.00	11,875.00	SF		1.00	1.00	0.90	0.95	0.86	10,153							
2	0000	C	VAC RES	100			0.00	0.00	12,500.00	SF		1.00	1.00	1.00	0.95	0.95	11,875							