



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	06 VINYL ASB 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100
Quality	04 04
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,759	78.4274	87.84	154,511	1962	1962	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1601 HX Base Yr

434 SE WALDRON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100		1,601	91,411
UEP	198	60		119	6,794
UOP	20	20		4	228
UST	77	45		35	1,998
TOTALS	1,896			1,759	100,432

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	12	22	1.00	UT	0.00	0.00	100	2004	2004	3	100	697	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

EXTRA FEATURES																
TOTAL OB/XF 1,597																

LAND DESCRIPTION																								
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-3	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							

TOTAL OB/XF 1,597																
-------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			100,432
TOTAL MARKET OB/XF VALUE			1,597
TOTAL LAND VALUE - MARKET			7,600
TOTAL MARKET VALUE			109,629
SOH/AGL Deduction			0
ASSESSED VALUE			109,629
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			109,629
TOTAL JUST VALUE			109,629
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047213	Roof Replacement	8,100	05/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/1569	8/18/2014	CT	U	I	18	16,300

GRANTOR: CLERK OF COURT (CANDI)
GRANTEE: WILLIAM KEITH HUDSO
1030/1278 11/04/2004 WD Q I 81,900
GRANTOR: JAMES BARIL & JAMES B
GRANTEE: CANDIDO AMEZQUITA

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS= W4 N12 W48 S37 E36 UOP= S4 E5 N4 W5\$ E5 UEP= E11 N18 W11 S18\$ N18 UST= E11 N7 W11 S7\$ N7 E11\$.																