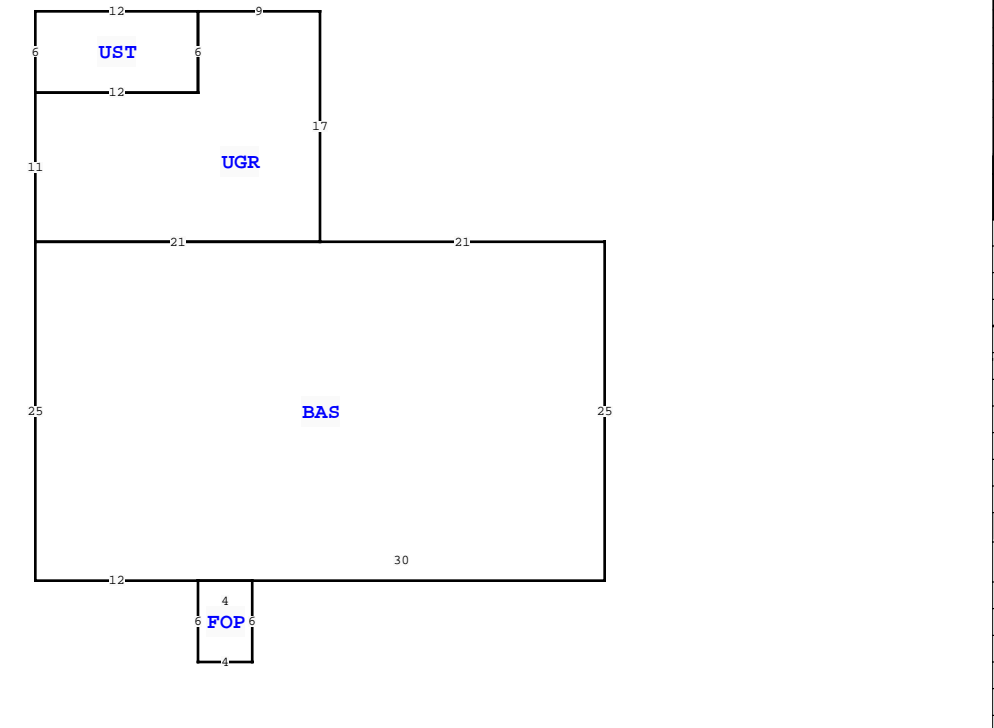


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,217	116.3880	130.35	158,636	1962	1962	0	0	35.00	65.00		
1 SINGLE FAM 100% - 1998 Heated Area: 1050 HX Base Yr 1998													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	88,964
FOP	24	30		7	593
UGR	285	45		128	10,845
UST	72	45		32	2,711
TOTALS	1,431			1,217	103,113

403 SE WALDRON TER, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	

EXTRA FEATURES																
TOTAL OB/XF 450																

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	100		*RSF-3	0.00	0.00	10,100.00	SF		1.00	1.00	1.00	0.95	0.95	9,595							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			103,113
TOTAL MARKET OB/XF VALUE			450
TOTAL LAND VALUE - MARKET			9,595
TOTAL MARKET VALUE			113,158
SOH/AGL Deduction			61,159
ASSESSED VALUE			51,999
TOTAL EXEMPTION VALUE	HX HB		26,999
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			113,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,158

SALE: 2:1: LOT 1 BLK B OLIVIA ADDITION I \$.70 STA  
LAND: 1:1: 58X145 +1,812 SF= 10,222 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0842/1288	7/18/1997	WD Q	I			29,714
GRANTOR: HAZEL L STARNES (FKA)						
GRANTEE: ROSSIN						
0804/1304	4/24/1995	WD Q	I	02		0
GRANTOR: WATES B PEACOCK						
GRANTEE: WATES B & HAZEL LOU						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W21 UGR= N17 W9 UST= W12 S6 E12 N6\$ S6 W12 S11 E21\$W21 S25 E12 FOP= S6 E4 N6 W4\$E30 N25\$.																