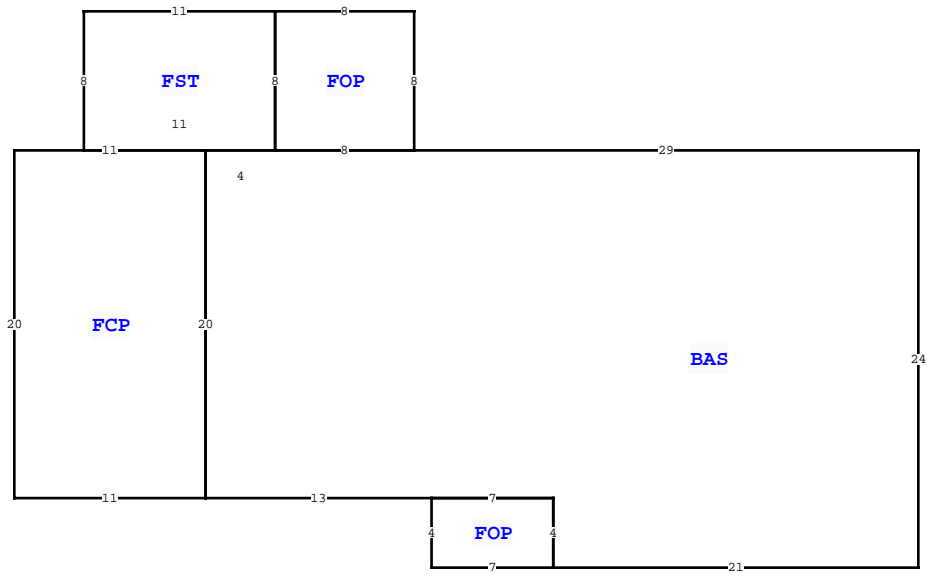




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	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
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
BAS	904	100	
FCP	220	25	
FOP	28	30	
FOP	64	30	
FST	88	55	
TOTALS	1,304		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,034	131.5440	147.33	152,339	1962	2010	0	0	18.75	81.25	
1 SINGLE FAM 0% - 2023 Heated Area: 904 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		123,775
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		136,075
SOH/AGL Deduction		0
ASSESSED VALUE		136,075
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		136,075
TOTAL JUST VALUE		136,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2069	10/05/2022	WD	Q	I	01	149,900
GRANTOR: TRAN HIEU						
GRANTEE: SCHAFFER JUSTIN T						
1439/1922	6/02/2021	WD	Q	I	01	115,000
GRANTOR: KELLEY KAREN						
GRANTEE: TRAN HIEU						

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000		
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800		
TOTALS													1,304		1,034	123,775	

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

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W29 FOP= N8 W8 S8 E8\$ W8 FST= N8 W11 S8 E11\$ W4 FCP= W11 S20 E11 N20\$ S20 E13FOP= S4 E7N4 W7\$ E7 S4 E21 N24\$.

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	0		*RSF-3	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							