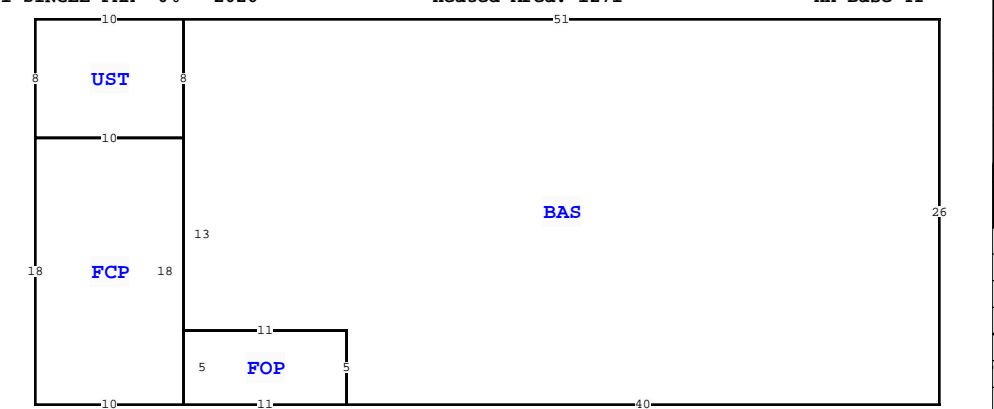




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	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	1,368	84.2400	94.35	129,071	1964	1964	0	0	35.00	65.00		



Quality	03	03			
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	1,271	100		1,271	77,947
FCP	180	25		45	2,760
FOP	55	30		16	982
UST	80	45		36	2,208
TOTALS	1,586			1,368	83,896

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	83,896		
TOTAL MARKET OB/XF VALUE	80		
TOTAL LAND VALUE - MARKET	5,510		
TOTAL MARKET VALUE	89,486		
SOH/AGL Deduction	0		
ASSESSED VALUE	89,486		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	89,486		
TOTAL JUST VALUE	89,486		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	89,486		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045682	Roof Replacement	6,500	10/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2453	12/04/2025	QC	U	I	11	100
GRANTOR: STRAWDER KIMBERLY						
GRANTEE: SIMPLY VETS HOLDING						
1556/1716	2/02/2024	LE	U	I	14	100
GRANTOR: HALL FAYE T						
GRANTEE: HALL FAYE T (ENH LI						

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	0		1.00	UT	0.00				80	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W51 UST= W10 S8 E10 N8\$S8 FCP= W10 S18 E10 N18\$ S13 FOP= S5 E11 N5 W11\$ E11 S5 E40 N26\$.	

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-	2 0.00	0.00	5,800.00	SF		1.00	1.00	1.00	0.95	0.95	5,510							