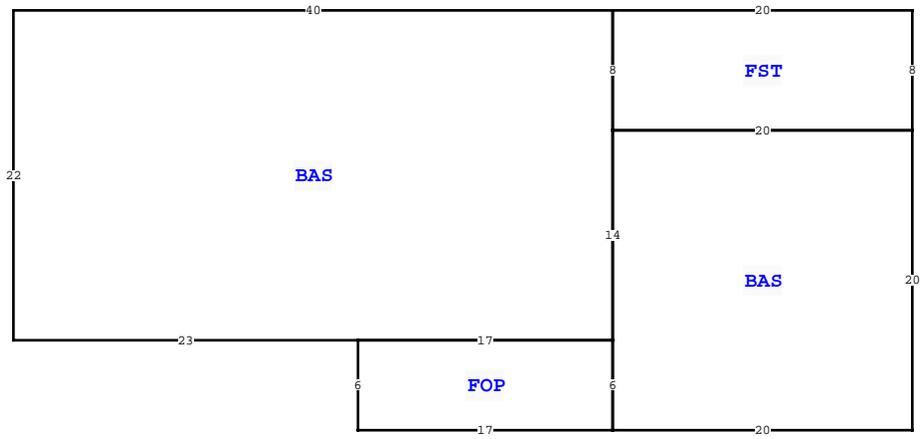


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	870317.00 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2025									
				Heated Area: 1280			HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	15,890
BAS	880	100		880	34,959
FOP	102	30		31	1,232
FST	160	55		88	3,496
<b>TOTALS</b>	<b>1,542</b>			<b>1,399</b>	<b>55,577</b>

354 SE AVALON AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0169	FENCE/WOOD	0	100	0	0			0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		55,577	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		18,246	
TOTAL MARKET VALUE		74,023	
SOH/AGL Deduction		3,501	
ASSESSED VALUE		70,522	
TOTAL EXEMPTION VALUE	HX HB	45,522	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		74,023	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		68,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/521	1/31/2024	WD	U	I	30	50,000
GRANTOR: HOPWOOD MICHAEL						
GRANTEE: HOPWOOD DANIEL						
1050/2548	6/16/2005	WD	Q	I		65,000
GRANTOR: COLLINS						
GRANTEE: HOPWOOD						

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W40 S22 E23 FOP= S6 E17N6 W17S E17 BAS= S6 E20 N20 W20 S14S N14 FST= E20 N8 W20 S8S N8S.

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	1165.00	98.00	16,219.00	SF		1.00	1.00	0.90	1.25	1.13	18,246								