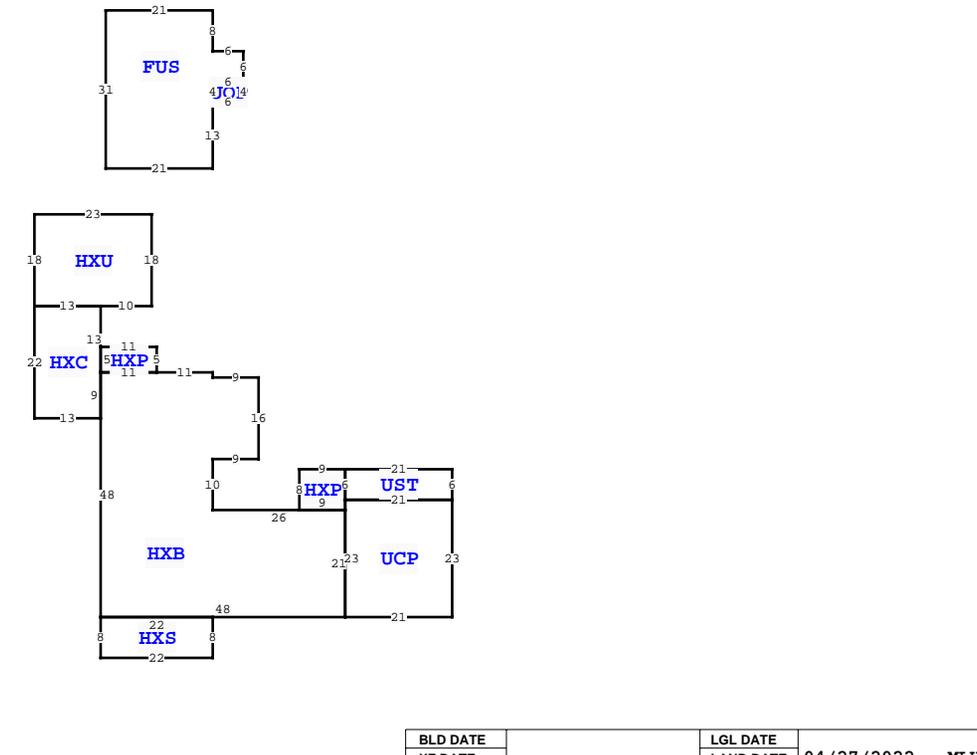




ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.5	1.5 100
Units		3 100
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	
2800	03	3,000	68.4320	58.17	174,510	1930	1930	0	0	50.00	50.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	687	100		687	19,982
HXB	1,746	100		1,746	50,783
HXC	286	25		72	2,094
HXP	55	30		16	466
HXP	72	30		22	640
HXS	176	40		70	2,036
HXU	414	55		228	6,632
UCP	483	20		97	2,821
UOP	24	20		5	146
UST	126	45		57	1,658
TOTALS	4,069			3,000	87,255

390 SE BAKER AVE, LAKE CITY

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

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

TOTAL OB/XF 0

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		00	59.00	110.00	6,490.00	SF		1.00	1.00	1.00	0.95	0.95	6,166							
2	0800	C	MULTI-FAM	0		00	59.00	110.00	6,490.00	SF		1.00	1.00	1.00	1.00	1.00	6,490							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	172,487		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	12,656		
TOTAL MARKET VALUE	185,143		
SOH/AGL Deduction	0		
ASSESSED VALUE	185,143		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	185,143		
TOTAL JUST VALUE	185,143		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	185,143		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044395	Roof Replacement	9,800	05/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2506	1/23/2025	WD Q	Q	I	01	524,900

GRANTOR: RIGSBY RENTALS INC
GRANTEE: R&D KEEN PROPERTIES
1157/1096 8/27/2008 WD Q I 01 100
GRANTOR: JAMES WILLIAM RIGSBY
GRANTEE: RIGSBY RENTALS INC

BUILDING NOTES

BUILDING DIMENSIONS
HXB= W11 HXP= N5 W11 S5 E11\$ W11 HXC= N13 HXU= E10 N18W23 S18 E13\$ W13 S22 E13 N9\$ S48 HXS= S8 E22 N8 W22\$ E48 UCP= E21 N23 W21 S23\$ N21 HXP= N2 UST= E21 N6 W21 S6\$ N6 W9 S8 E9\$ W26 N10 E9 N16 W9 N1\$ PTR=N40 FUS= N13 UOP= E6 N4 W6 S4\$ N4 E6 N6 W6 N8 W21 S31 E21 \$ S40\$.

