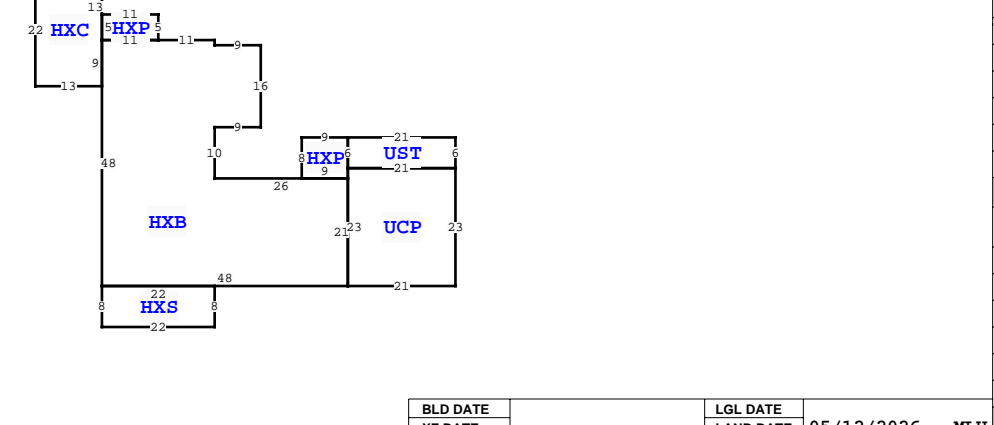




ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	94.4320	82.16	246,480	1930	2000	0	0	31.25	68.75	
1 TRI/QUAD 0% - 2026 Heated Area: 2433 HX Base Yr												



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	0800	MULTI-FAM <10	32317.260 1.00/
DOR CODE		MKT AREA	
		06	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	687	100		687	38,805
HXB	1,746	100		1,746	98,623
HXC	286	25		72	4,067
HXP	55	30		16	904
HXP	72	30		22	1,243
HXS	176	40		70	3,954
HXU	414	55		228	12,878
UCP	483	20		97	5,479
UOP	24	20		5	283
UST	126	45		57	3,220
TOTALS	4,069			3,000	169,455

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
390 SE BAKER AVE, LAKE CITY																

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			278,192
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			25,960
TOTAL MARKET VALUE			304,152
SOH/AGL Deduction			0
ASSESSED VALUE			304,152
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			304,152
TOTAL JUST VALUE			304,152
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			185,143
LAND:2:1: MULTI-USE HOMESITE			
SALE:1:1: 1023 EAST CAMP STREET			
LAND:1:1: DOR 1994 MULTI-USE			
BLDG:1:1: DOR 1994:*N FOR A-10:HX PULLED OUT ON PL			
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	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																

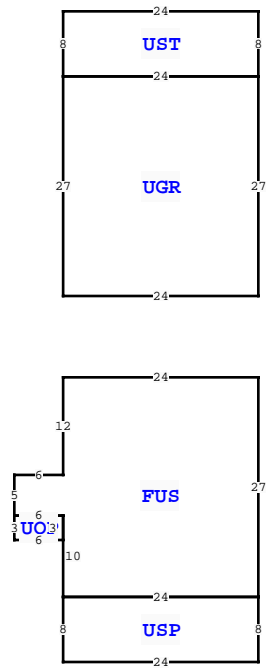
BUILDING DIMENSIONS																
HXB= W11 HXP= N5 W11 S5 E11\$ W11 HXC= N13 HXU= E10 N18W23																
S18 E13\$ W13 S22 E13 N9\$ S48 HXS= S8 E22 N8 W22\$ E48 UCP= E21																
N23 W21 S23\$ N21 HXP= N2 UST= E21 N6 W21 S6\$ N6 W9 S8 E9\$																
W26 N10 E9 N16 W9 N1\$ PTR=N40 FUS=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

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	0		00	59.00	110.00	6,490.00	SF		1.00	1.00	1.00	2.00	2.00	12,980							
2	0800	C	MULTI-FAM	0		00	59.00	110.00	6,490.00	SF		1.00	1.00	1.00	2.00	2.00	12,980							



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 50				
Exterior Wall	15 CONC BLOCK 50				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	15 HARDTILE 100				
Air Condition	02 WINDOW 100				
Heating Type	02 CONVECTION 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	2. 2. 100				
Architectural Units	05 CONV 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0800 MULTI-FAM <10				
MAP NUM	06				
NEIGHBORHOOD/LOC	32317.260 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	678	100		678	65,416
UGR	648	45		292	28,173
UOP	18	20		4	386
USP	192	35		67	6,465
UST	192	45		86	8,297
TOTALS	1,728			1,127	108,737

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,127	125.3070	140.34	158,163	1958	2000	0	0	31.25	68.75
2 SINGLE FAM 0% - 2026 Heated Area: 678 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE	278,192		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	25,960		
TOTAL MARKET VALUE	304,152		
SOH/AGL Deduction	0		
ASSESSED VALUE	304,152		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	304,152		
TOTAL JUST VALUE	304,152		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	185,143		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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

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

BUILDING NOTES											

BUILDING DIMENSIONS											
FUS= W24 S12 W6 S5 E6 UOP= W6 S3E6 N3\$ S10 USP= S8 E24 N8 W24\$ E24 N27 \$ PTR=N10 UGR= W24 N27 UST= N8 E24 S8 W24\$ E24 S27 \$S10\$.											

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