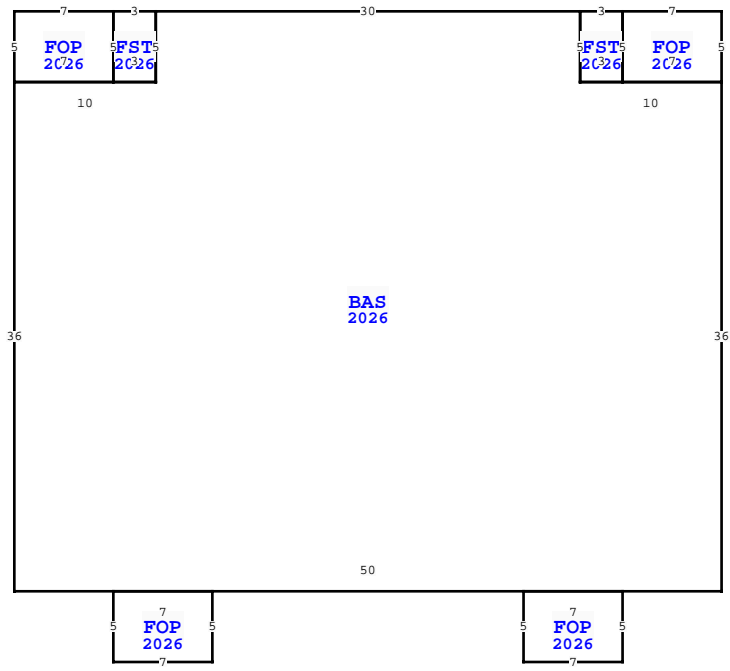


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 90			
Exterior Wall	19	COMMON BRK 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		2 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	0800MULTI-FAM <10				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	870317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2026	1,950	198,257
FOP	35	30	2026	10	1,017
FOP	35	30	2026	10	1,017
FOP	35	30	2026	10	1,017
FOP	35	30	2026	10	1,017
FST	15	55	2026	8	813
FST	15	55	2026	8	813
TOTALS	2,120			2,006	203,950

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLEX	0%	- 2026									
Heated Area: 1950 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		203,950	
TOTAL MARKET OB/XF VALUE		3,060	
TOTAL LAND VALUE - MARKET		26,832	
TOTAL MARKET VALUE		233,842	
SOH/AGL Deduction		1	
ASSESSED VALUE		233,841	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,841	
TOTAL JUST VALUE		233,842	
NCON VALUE		207,010	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		24,392	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/2293	4/30/2024	WD	Q	V	01	35,000
GRANTOR: BLUE ROOF RENTAL LLC						
GRANTEE: ABEK PROPERTIES LLC						

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		3.00	100	2026	2025	100	3,060	

TOTAL OB/XF													3,060
762 SE BROWN ST, LAKE CITY													
													MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=10,10] S36 E50 N36 W10 N5 W30 S5 W10 \$												
FOP=[YR=2026;ORIG=17,46] S5 E7 N5 W7 \$												
FOP=[YR=2026;ORIG=46,46] S5 E7 N5 W7 \$												
FOP=[YR=2026;ORIG=53,5] S5 E7 N5 W7 \$												
FOP=[YR=2026;ORIG=10,5] S5 E7 N5 W7 \$												
FST=[YR=2026;ORIG=50,5] S5 E3 N5 W3 \$												
FST=[YR=2026;ORIG=17,5] S5 E3 N5 W3 \$												

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	0800	C	MULTI-FAM	0		RSF	1100.00	98.00	9,757.00	SF		1.00	1.00	1.00	2.75	2.75	26,832								