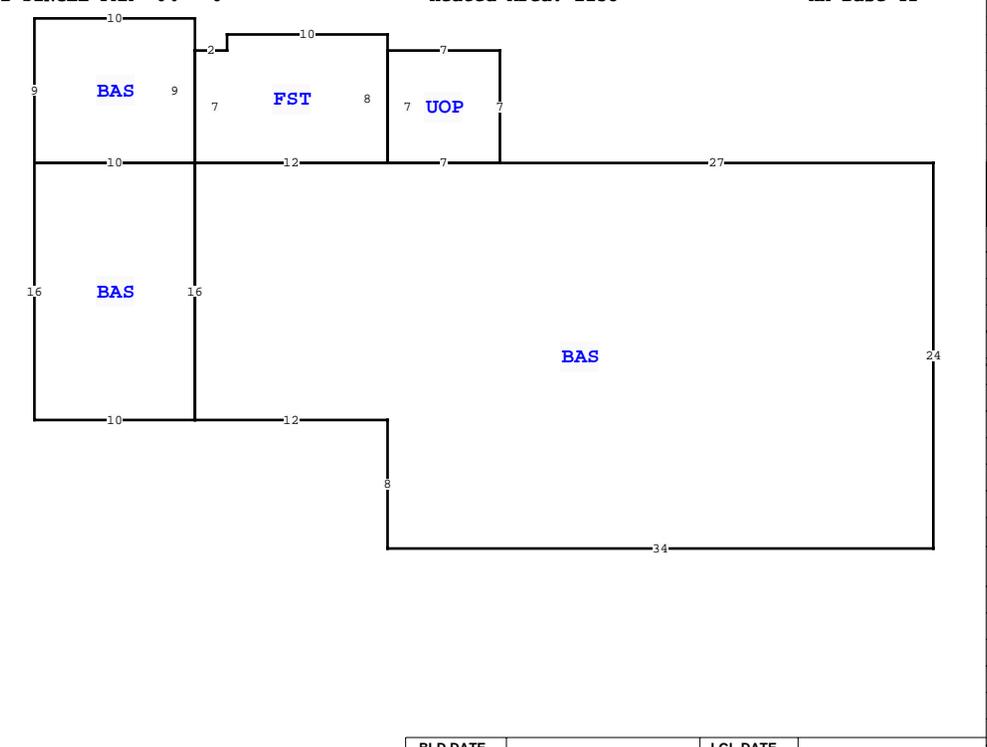


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,320	84.9600	95.16	125,611	1953	1953	0	0	0	35.00	65.00		



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	90	100		90	5,567
BAS	160	100		160	9,897
BAS	1,008	100		1,008	62,349
FST	94	55		52	3,216
UOP	49	20		10	619
TOTALS	1,401			1,320	81,647

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	81,647		
TOTAL MARKET OB/XF VALUE	350		
TOTAL LAND VALUE - MARKET	10,070		
TOTAL MARKET VALUE	92,067		
SOH/AGL Deduction	0		
ASSESSED VALUE	92,067		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	92,067		
TOTAL JUST VALUE	92,067		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	92,067		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044131	Remodel	15,000	04/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/2085	12/12/2017	WD	U	I	37	40,000
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: DAVID BERNSTEIN ENT						
1162/0256	10/12/2007	WD	Q	I	01	100
GRANTOR: GREGORY						
GRANTEE: AMPARO						

EXTRA FEATURES														550 SE AVALON AVE, LAKE CITY		
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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W27 UOP= N7 W7 S7 E7\$ W7 FST= N8 W10 S1 W2 S7 E12\$ W12	
BAS= N9 W10 S9 E10 \$ BAS= W10 S16 E10 N16\$ S16 E12S8 E34 N24\$.	

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	1100.00	106.00	10,600.00	SF		1.00	1.00	1.00	0.95	0.95	10,070							