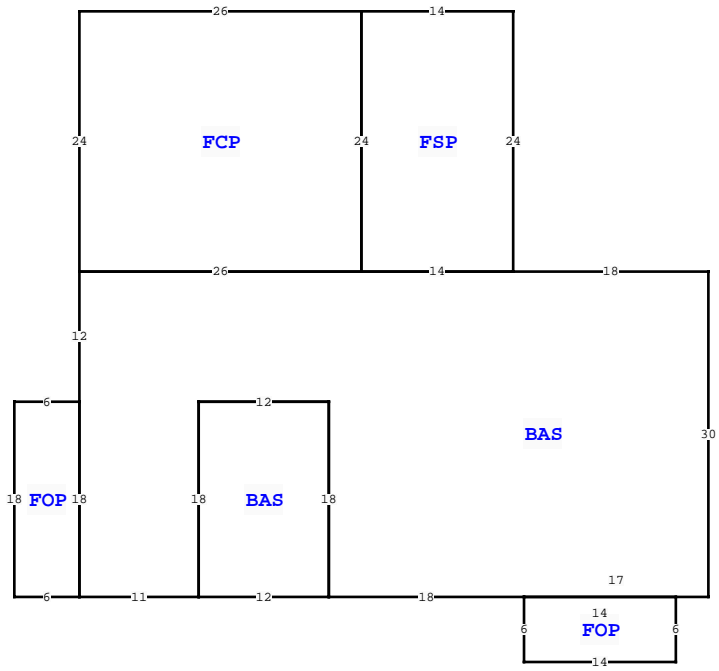


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	216	100	
BAS	1,524	100	
FCP	624	25	
FOP	84	30	
FOP	108	30	
FSP	336	40	
TOTALS	2,892		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,087	81.6818	91.48	190,919	1950	1975	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 1740 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			124,097
TOTAL MARKET OB/XF VALUE			8,625
TOTAL LAND VALUE - MARKET			15,900
TOTAL MARKET VALUE			148,622
SOH/AGL Deduction			31,098
ASSESSED VALUE			117,524
TOTAL EXEMPTION VALUE	HX HB SX WX		106,411
BASE TAXABLE VALUE			11,113
TOTAL JUST VALUE			148,622
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
162	ADDN SFR	50	04/24/2007
477	STORAGE	78	09/03/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/2597	9/19/2002	WD Q	Q	I	01	100
GRANTOR: CATHERIN L BEMIS TRUS						
GRANTEE: ELIZABETH C ALLUM						
0796/0643	9/30/1994	WD U	I	12		45,000
GRANTOR: FOYE M DUPREE						
GRANTEE: ELIZABETH C ALLUM &						

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	0294	SHED WOOD/	0	100	12	14	1.00	UT	1,500.00	75	1995	1995	3	75	1,125	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	2,100	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2011	2011	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	4,000.00	100	2022	2021		100	4,000	

539 SE AVALON AVE, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/12/2026 MLU

BUILDING NOTES														
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**BUILDING DIMENSIONS**  
BAS= W18 FSP= N24 W14 S24 E14\$ W14 FCP= N24 W26 S24 E26\$ W26  
S12 FOP= W6 S18 E6 N18\$S18 E11 BAS= E12 N18 W12 S18\$N18 E12  
S18 E18 FOP= S6 E14 N6 W14\$ E17 N30 \$.

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		00	100.00	106.00	10,600.00	SF		1.00	1.00	1.00	1.50	1.50	15,900							