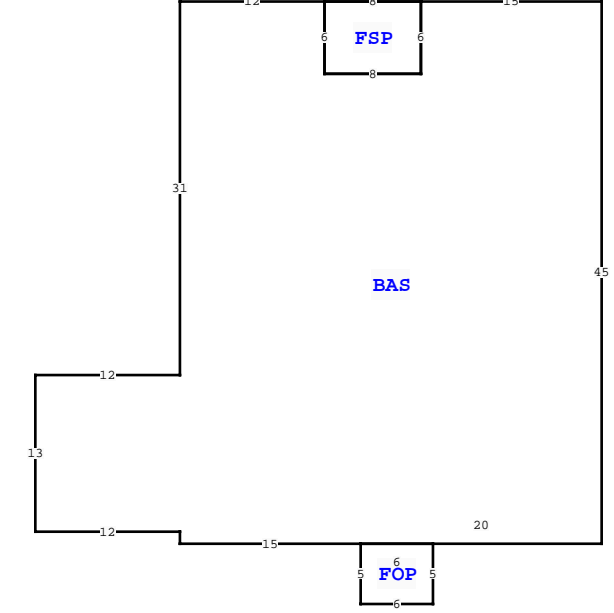




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	04 04

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,717	104.2720	116.78	200,511	1935	1990	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1683 HX Base Yr 2023



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		06		
NEIGHBORHOOD/LOC 32317.060 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100		1,683	127,752
FOP	30	30		9	683
FSP	48	40		19	1,442
UOP	32	20		6	456
TOTALS	1,793			1,717	130,332

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			130,332
TOTAL MARKET OB/XF VALUE			2,850
TOTAL LAND VALUE - MARKET			13,200
TOTAL MARKET VALUE			146,382
SOH/AGL Deduction			10,901
ASSESSED VALUE			135,481
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			84,070
TOTAL JUST VALUE			146,382
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
164	MAINT/ALTR	50	05/02/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2210	2/10/2016	WD Q	Q	I	01	102,000
GRANTOR: MICHAEL E & HILLARY T						
GRANTEE: MADELEINE KELLEY						
1254/2283	5/16/2013	WD Q	Q	I	01	70,000
GRANTOR: CLIFTON E NEUKAM						
GRANTEE: MICHAEL E & HILLARY						

459 SE HERNANDO AVE, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	500	
3	0260	PAVEMENT-A	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	250	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	50	
7	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	400	

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W12 S31 W12 S13 E12 S1 E15 FOP= S5 E6 N5 W6\$ E20 N45W15 UOP= N4 W8 S4 E8\$ FSP= W8 S6 E8 N6\$ S6 W8 N6\$.														

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		*RSF	120.00	110.00	13,200.00	SF		1.00	1.00	1.00	1.00	1.00	13,200							