

ELEMENT		CD	CONSTRUCTION
Exterior Wall	04		SINGLE SID 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	02		WALL BD/WD 100
Interior Floo	12		HARDWOOD 100
Air Condition	02		WINDOW 100
Heating Type	02		CONVECTION 100
Bedrooms			3 100
Bathrooms			1 100
Frame	01		NONE 100
Stories	1.		1. 100
Architactual	05		CONV 100
Units			0 100
Condition Adj	02		02 100
Kitchen Adjus	01		01 100
Quality	05	05	
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	1,618	100	
FEP	112	80	
FEP	154	80	
TOTALS	1,884		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,831	64.3860	72.11	132,033	1920	1950	0	0	10	35.00	55.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1618 HX Base Yr														

412 S MARION 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

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		*CG	65.00	200.00	13,000.00	SF		1.00	1.00	1.00	2.75	2.75	35,750							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			72,618
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			35,750
TOTAL MARKET VALUE			108,368
SOH/AGL Deduction			0
ASSESSED VALUE			108,368
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			108,368
TOTAL JUST VALUE			108,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,118

SALE:1:1: \$.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0427	REROOF	5,000	04/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/978	4/03/2025	WD	Q	I	01	115,000
GRANTOR: NESTLER ELIZABETH ANN						
GRANTEE: BROWN RODNEY E						
1359/1557	4/24/2018	PR	U	I	11	0
GRANTOR: ELIZABETH ANN NESTLER						
GRANTEE: ELIZABETH ANN NESTL						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W18 S12 FEP= W14 S8 E14N8\$ S8 W14 S12 W2 S8 E2 S16 FEP= S11 E14 N11 W14\$ E14 S5E18 N61\$.