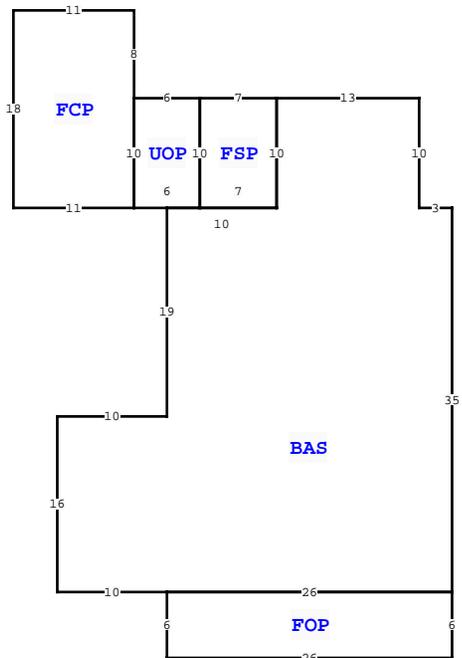


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 1200	HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	83,226
FCP	198	25		50	3,468
FOP	156	30		47	3,260
FSP	70	40		28	1,942
UOP	60	20		12	832
<b>TOTALS</b>	<b>1,684</b>			<b>1,337</b>	<b>92,728</b>

**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	0031	BARN,MT AE	0	0	0	1.00	UT	500.00	500.00	20	0	0	3	20	100	
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

406 SW COLUMBIA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		92,728	
TOTAL MARKET OB/XF VALUE		700	
TOTAL LAND VALUE - MARKET		28,350	
TOTAL MARKET VALUE		121,778	
SOH/AGL Deduction		0	
ASSESSED VALUE		121,778	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		121,778	
TOTAL JUST VALUE		121,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/376	1/29/2024	QC	U	I	11	100
GRANTOR: COOPER ADRIAN						
GRANTEE: RBJ HOLDINGS TRUST						
1469/2241	2/09/2022	QC	U	I	11	100
GRANTOR: GARRETT MISTY MCDANIE						
GRANTEE: COOPER ADRIAN						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W13 FSP= W7 UOP= W6 FCP= N8 W11 S18 E11 N10\$ S10 E6 N10\$ S10 E7 N10\$ S10 W10 S19 W10 S16 E10 FOP= S6 E26 N6 W26\$ E26 N35 W3 N10\$.

LAND DESCRIPTION										TOTAL OB/XF										700				
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		*RO	120.00	105.00	12,600.00	SF		1.00	1.00	1.00	2.25	2.25	28,350							