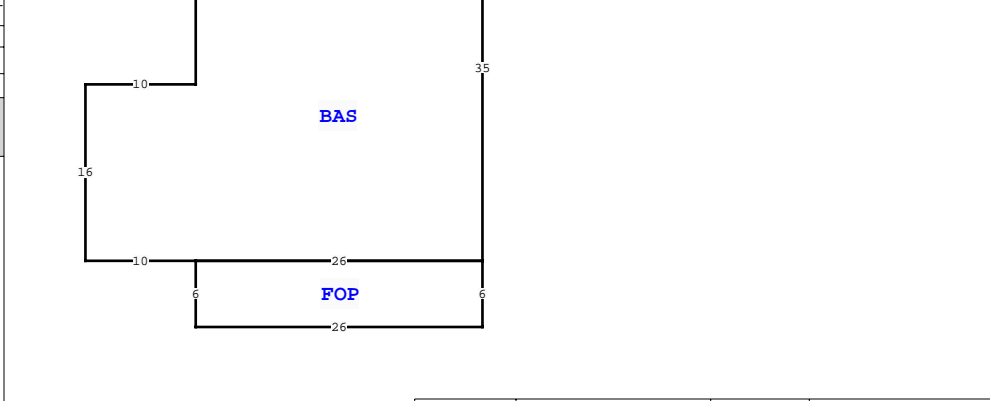


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,337	93.6000	104.83	140,158	1925	1925	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1200 HX Base Yr													



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		06		
NEIGHBORHOOD/LOC		870317.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	81,767
FCP	198	25		50	3,407
FOP	156	30		47	3,203
FSP	70	40		28	1,908
UOP	60	20		12	818
TOTALS	1,684			1,337	91,103

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		91,103
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		123,303
SOH/AGL Deduction		0
ASSESSED VALUE		123,303
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		123,303
TOTAL JUST VALUE		123,303
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						

EXTRA FEATURES		406 SW COLUMBIA AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0031	BARN,MT AE	500.00
2	0070	CARPORT UF	0.00

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

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	2.50	2.50	31,500							