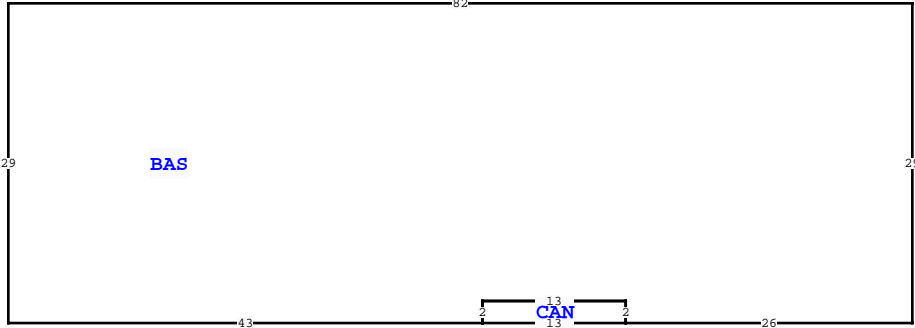


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	06	VINYL ASB 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	- 2024									
				Heated Area: 2352				HX Base Yr				



Quality	05	05
DOR CODE	1700 OFFICE BLD 1STY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,352	100
CAN	26	30
TOTALS	2,378	91,155

TOTALS	2,378	2,360	91,155
439 SW MAIN BLVD, LAKE CITY			
BLD DATE		LGL DATE	05/11/2026 MLU
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		91,155	
TOTAL MARKET OB/XF VALUE		4,724	
TOTAL LAND VALUE - MARKET		58,012	
TOTAL MARKET VALUE		153,891	
SOH/AGL Deduction		0	
ASSESSED VALUE		153,891	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		153,891	
TOTAL JUST VALUE		153,891	
NCON VALUE		500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045079	Roof Replacement	15,000	07/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/2700	2/16/2023	QC	U	I	11	100
GRANTOR: PARRISH COLTON						
GRANTEE: INSURANCE ADVOCATE						
1469/2046	6/22/2022	WD	U	I	37	388,000
GRANTOR: WENDELL W WHEELER FAM						
GRANTEE: PARRISH COLTON						

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	0166	CONC,PAVMT	0	0	33	100		1.00	UT	0.00		0	3	100	4,224
2	0169	FENCE/WOOD	0	0	0			1.00	UT	500.00				100	500

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W82 S29 E43 CAN= E13 N2W13S2\$ N2 E13 S2 E26 N29 \$.												

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	1700	C	1STORY OFF	0		CG	105.00	68.00	7,140.00	SF		1.00	1.00	1.25	6.50	8.13	58,012								