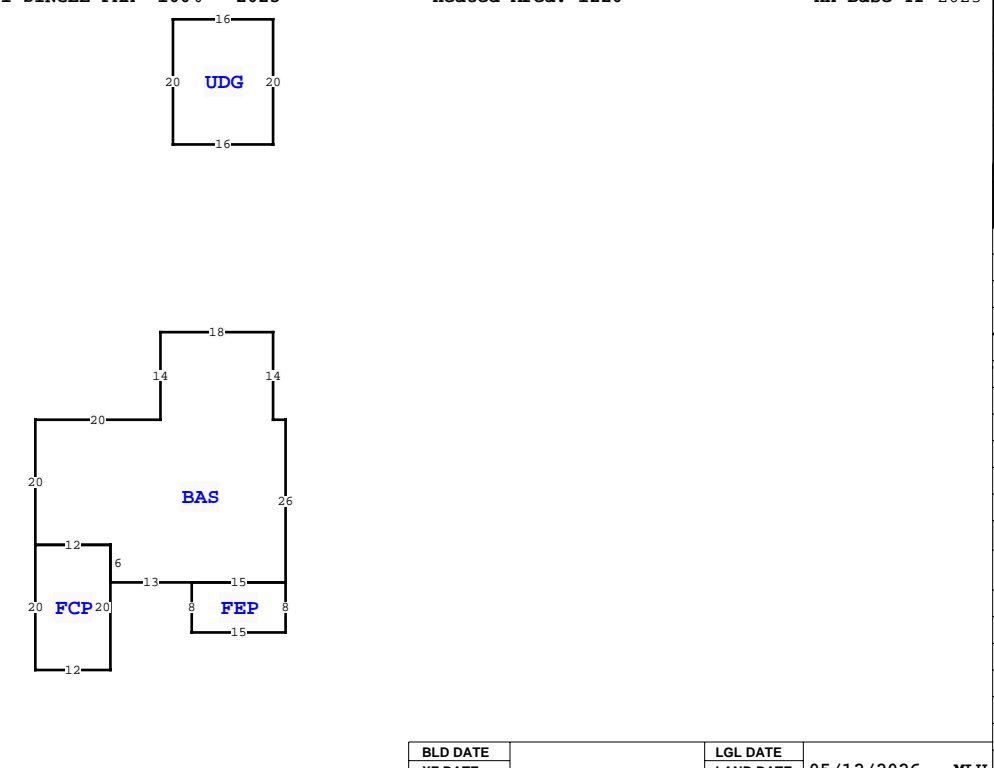


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,552	73.4184	82.23	127,621	1948	1970	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1220 HX Base Yr 2023													



Quality	03	03			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100		1,220	65,209
FCP	240	25		60	3,207
FEP	120	80		96	5,131
UDG	320	55		176	9,407
TOTALS	1,900			1,552	82,954

430 SW COLUMBIA AVE, LAKE CITY

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

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

TOTAL OB/XF 0

LAND DESCRIPTION																								
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		*RO	50.00	105.00	5,250.00	SF		1.00	1.00	1.00	2.50	2.50	13,125							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			82,954
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			13,125
TOTAL MARKET VALUE			96,079
SOH/AGL Deduction			41,182
ASSESSED VALUE			54,897
TOTAL EXEMPTION VALUE	HX HB	29,897	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			96,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044858	Roof Replacement	2,000	07/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/1416	4/13/2022	WD	Q	I	03	71,500
GRANTOR: RADKE ZACHARY A						
GRANTEE: BALLER JAMES						
1099/1991	10/20/2006	WD	Q	I		80,000
GRANTOR: CHARLES B BROWN III						
GRANTEE: ZACHARY A RADKE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 S14 W20 S20 FCP= S20 E12 N20 W12\$ E12 S6 E13 FEP= S8 E15 N8 W15\$ E15 N26 W2 N14\$ PTR=N30 UDG= N20 W16S20 E16\$ S30\$.