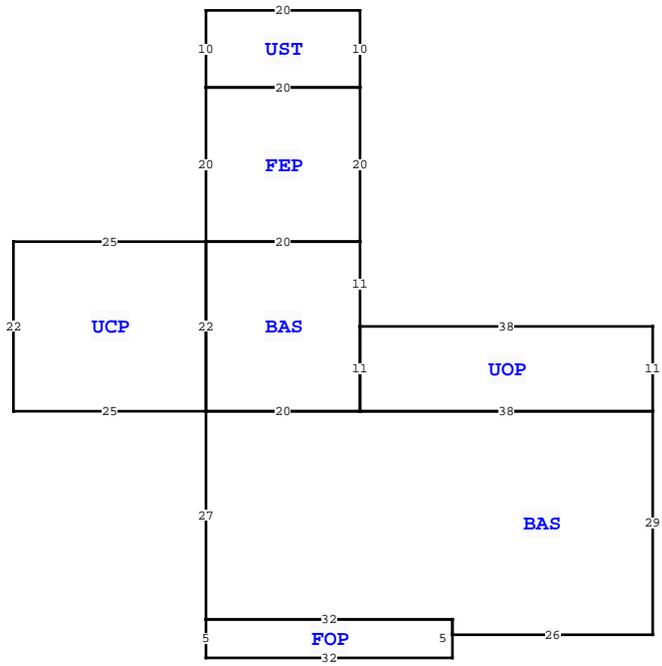




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
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
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440 100 440 37,352
BAS	1,618 100 1,618 137,352
FEP	400 80 320 27,165
FOP	160 30 48 4,075
UCP	550 20 110 9,338
UOP	418 20 84 7,131
UST	200 45 90 7,640
TOTALS	3,786 2,710 230,052

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,710	114.5620	130.60	353,926	1961	1961	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2020 Heated Area: 2058 HX Base Yr 2020													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			230,052
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			15,098
TOTAL MARKET VALUE			250,150
SOH/AGL Deduction			95,556
ASSESSED VALUE			154,594
TOTAL EXEMPTION VALUE	HX HB 13		154,594
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			250,150
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,342
SALE:1:1: LAST WILL AND TESTAMENT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0199	8/12/2019	WD Q	Q	I	01	170,000
GRANTOR: STEPHEN R MCDADE & AN						
GRANTEE: PATRICK A SR & CHER						
1026/2126	9/24/2004	WD Q	Q	I		136,500
GRANTOR: SIMONS						
GRANTEE: MCDADE						

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	2,400	
4	0294	SHED WOOD/	0	100	20	10	200.00	UT	10.00	10.00	100	2018	2018	3	100	2,000	
TOTAL OB/XF 5,000																	

BUILDING NOTES													
488 SW LAKEVIEW AVE, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/12/2026 MLU													

BUILDING DIMENSIONS													
UOP= W38 BAS= N11 FEP= N20 UST= N10 W20 S10 E20\$ W20 S20 E20\$ W20 UCP= W25 S22 E25 N22\$ S22 E20 N11\$ S11 BAS= W20 S27 FOP= S5E32 N5 W32\$ E32 S2 E26 N29 W38\$ E38 N11\$.													

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		*RSF-2	0.00	0.00	15,098.00	SF		1.00	1.00	1.00	1.00	1.00	15,098							