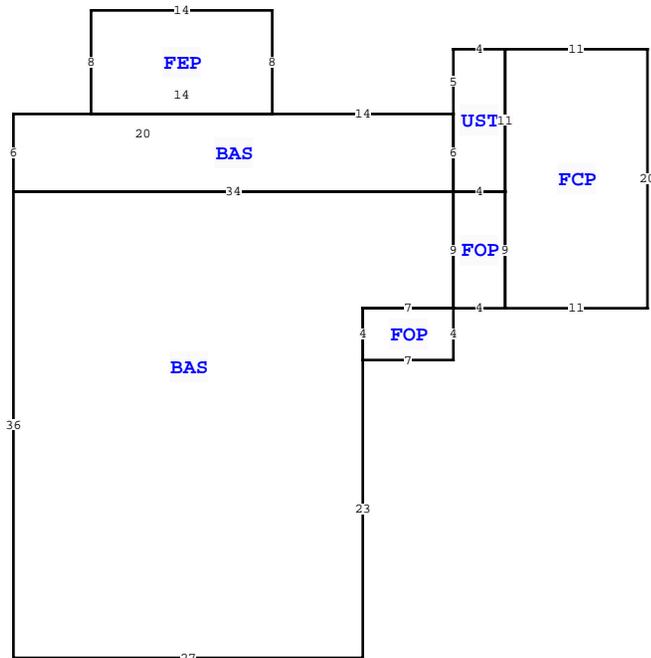


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
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	1,423	123.5000	138.32	196,829	1960	2010	0	0	18.75	81.25		
1 SINGLE FAM 100% - 2025 Heated Area: 1239 HX Base Yr 2025													



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	204	100		204	22,926
BAS	1,035	100		1,035	116,318
FCP	220	25		55	6,182
FEP	112	80		90	10,115
FOP	28	30		8	899
FOP	36	30		11	1,237
UST	44	45		20	2,247
<b>TOTALS</b>	<b>1,679</b>			<b>1,423</b>	<b>159,924</b>

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			159,924
TOTAL MARKET OB/XF VALUE			1,780
TOTAL LAND VALUE - MARKET			8,525
TOTAL MARKET VALUE			170,229
SOH/AGL Deduction			0
ASSESSED VALUE			170,229
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			118,818
TOTAL JUST VALUE			170,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
109	MAINT/ALTR	50	03/27/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/1347	2/21/2024	QC	U	I	11	100

GRANTOR: PAGE KATHY  
GRANTEE: PAGE JENA FAY

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1507/1041	1/17/2024	WD	Q	I	01	185,000

GRANTOR: BAXLEY SUSAN B  
GRANTEE: PAGE KATHY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/12/2026	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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	8	10	80.00	UT	3.50	3.50	100	1993	1993	3	100	280	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

BUILDING NOTES	
445 SW MCFARLANE AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W34 S36 E27 N23 FOP= E7 N4 W7 S4\$ N4 E7 FOP= E4 N9 W4S9\$ N9 UST= E4 FCP= S9 E11 N20 W11 S11\$ N11 W4 S5 BAS= W14 FEP= N8 W14 S8 E14\$ W20 S6 E34 N6\$ S6 \$.	

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	0100	C	SFR	100		*RSF-2	0.00	0.00	8,525.00	SF		1.00	1.00	0.80	1.25	1.00	8,525							