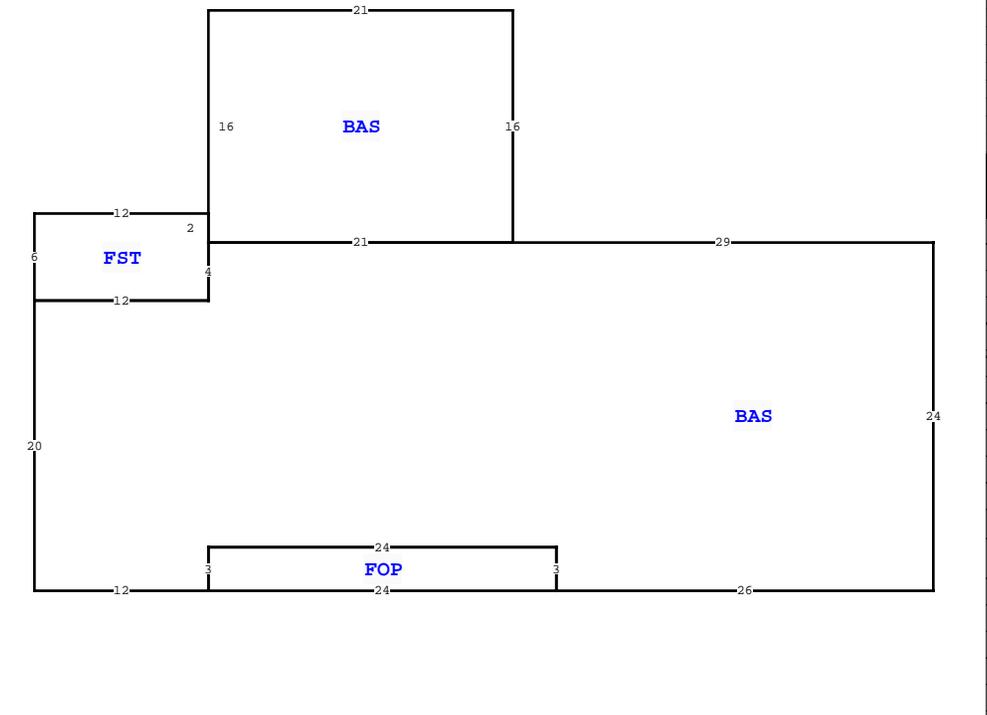


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		Heated Area: 1704					HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		142,351
TOTAL MARKET OB/XF VALUE		2,750
TOTAL LAND VALUE - MARKET		6,750
TOTAL MARKET VALUE		151,851
SOH/AGL Deduction		94,041
ASSESSED VALUE		57,810
TOTAL EXEMPTION VALUE	HX HB VX	37,810
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		151,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,349

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	336	100		336	27,084
BAS	1,368	100		1,368	110,270
FOP	72	30		22	1,773
FST	72	55		40	3,224
TOTALS	1,848			1,766	142,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3402	ADDN SFR	50	09/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2433	7/11/2024	WD	U	I	11	100
GRANTOR: KEARNEY THOMAS J						
GRANTEE: WELLS DEAN CLAYTON						
1315/1835	5/26/2016	WD	U	I	14	100
GRANTOR: THOMAS J KEARNEY (LIF)						
GRANTEE: SANDRA S KENNEDY ET						

EXTRA FEATURES

895 SW BALI LN, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	0	0	3	100	200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W29 BAS= N16 W21 S16 E21\$ W21 FST= N2 W12 S6 E12 N4\$ S4 W12 S20 E12 FOP= E24 N3 W24 S3\$ N3 E24 S3 E26 N24\$.

TOTAL OB/XF 2,750

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	9,000.00	SF		1.00	1.00	1.00	0.75	0.75	6,750							