

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	6	100
Frame	02	WOOD FRAME 100
Story Height	18	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Condition Adj	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8801	04	6,702	27.4147	10.14	67,958	1950	1950	0	0	50.00	50.00	

1 C B MISC		0%	-	0	Heated Area: 6346			HX Base Yr				
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			33,979
TOTAL MARKET OB/XF VALUE			435
TOTAL LAND VALUE - MARKET			11,760
TOTAL MARKET VALUE			46,174
SOH/AGL Deduction			0
ASSESSED VALUE			46,174
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			46,174
TOTAL JUST VALUE			46,174
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,234

Quality	01	01			
DOR CODE	1100	STORES/1 STORY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	32317.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100		1,585	8,036
BAS	4,761	100		4,761	24,139
CAN	96	30		29	147
FOP	15	30		4	21
FOP	15	30		4	21
FOP	24	30		7	36
UST	780	40		312	1,582
TOTALS	7,276			6,702	33,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/2107	2/11/2019	WD	U	I	11	100
GRANTOR: DEBORAH BEAULIEU						
GRANTEE: PETER BEAULIEU						
1247/1871	1/11/2013	WD	Q	I	01	19,000
GRANTOR: BRIGHT VISION INVESTM						
GRANTEE: PETER & DEBORAH BEA						

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	0260	PAVEMENT-A	0	0	25	45	UT	0.45	0.45	50	1993	1993	3	50	253	
2	0166	CONC, PAVMT	0	0	0	0	UT	0.75	0.75	50	1993	1993	3	50	182	

788 S MARION AVE, LAKE CITY			BLD DATE		LGL DATE	
			XF DATE		LAND DATE	05/12/2026 MLU
			INC DATE		AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 UST= W30 S26 E30 N26\$ S26 CAN= W8 S12 E8 N12\$ S54 E16 FOP= E8 N3 W8 S3\$ N3 E8 S3 E16 FOP= E5 N3 W5 S3\$ N3 E5 S3 E15 FOP= E5 N3 W5 S3\$ N3 BAS= E5 S3 E15 N80 W20 S77\$ N77\$.												

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	1001	C	MISC COMMERC	0		00	140.00	105.00	14,700.00	SF		1.00	1.00	0.40	2.00	0.80	11,760								