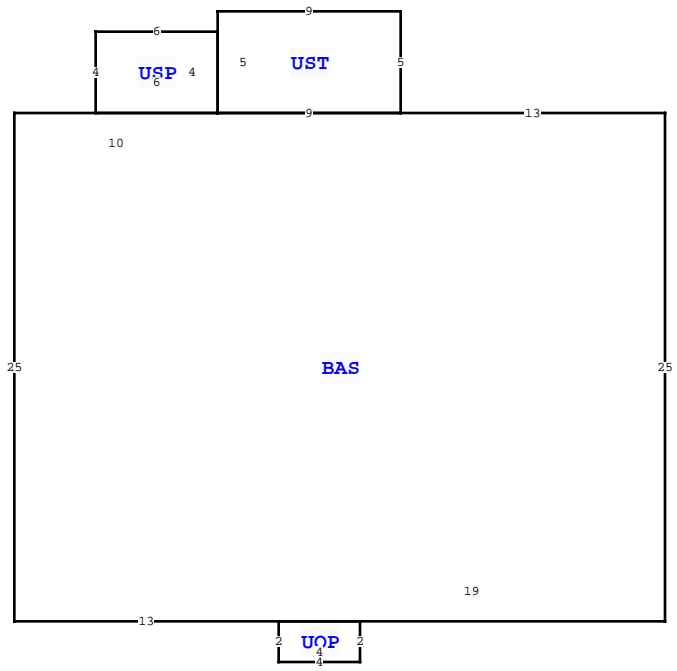


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	0 0 100
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	0% - 0										Heated Area: 800 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	47,757
UOP	8	20		2	120
USP	24	35		8	478
UST	45	45		20	1,194
TOTALS	877			830	49,548

538 SE CHURCH AVE, LAKE CITY

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

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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

TOTAL OB/XF 200

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	0		00	55.00	52.00	2,860.00	SF		1.00	1.00	1.40	2.75	3.85	11,011							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			49,548
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			11,011
TOTAL MARKET VALUE			60,759
SOH/AGL Deduction			0
ASSESSED VALUE			60,759
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			60,759
TOTAL JUST VALUE			60,759
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			59,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0968/2148	11/22/2002	WD	Q	I		121,000
GRANTOR: WINDHAM						
GRANTEE: THOMAS JOEL JR & ST						
0732/0822	10/04/1990	WD	U	I	12	22,500
GRANTOR: SANDERS-ADAMS						
GRANTEE: JOHN J WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 UST= N5 W9 S5 E9\$ W9 USP= W6 N4 E6 S4\$ W10 S25 E13 UOP= S2 E4 N2 W4\$ E19 N25\$.