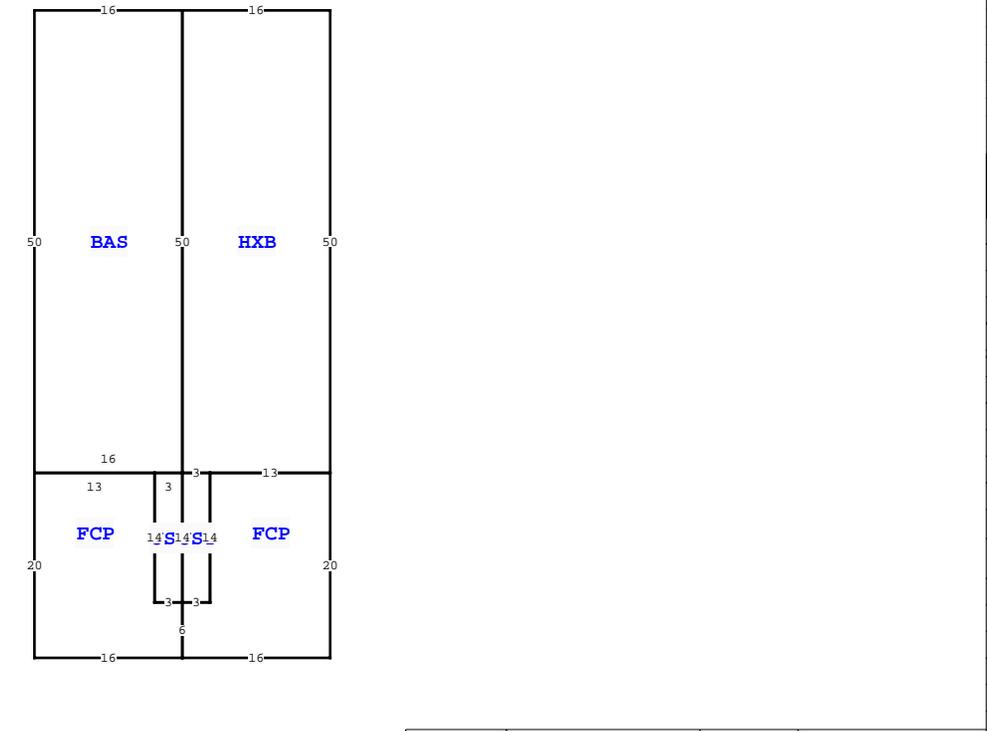


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	MSNRY STUC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
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		
2700	03	1,778	112.8750	101.59	180,627	1965	2005	0	0	22.50	77.50		



Quality	05	05			
DOR CODE	0800	MULTI-FAM <10			
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	800	100		800	62,986
FCP	278	25		70	5,511
FCP	278	25		70	5,511
HXB	800	100		800	62,986
UST	42	45		19	1,496
UST	42	45		19	1,496
TOTALS	2,240			1,778	139,986

762 SE CHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	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	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

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	0800	C	MULTI-FAM	0		00	0.00	0.00	6,509.00	SF		1.00	1.00	1.50	1.00	1.50	9,764							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			139,986
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			9,764
TOTAL MARKET VALUE			150,250
SOH/AGL Deduction			0
ASSESSED VALUE			150,250
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			150,250
TOTAL JUST VALUE			150,250
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,375

SALE:2:1: 2 DEEDS - 1 PARCEL
SALE:1:1: 2 DEEDS - 1 PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043814	Roof Replacement	12,000	03/01/2022
1305	MAINT/ALTR	50	05/28/2009
1786	SFR	320	04/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/755	6/28/2024	WD Q	Q	I	01	190,000

GRANTOR: DOWN-IVES BEVERLY LYN
GRANTEE: CCBD LLC
1124/2215 7/11/2007 WD Q I 120,000
GRANTOR: RIGSBY
GRANTEE: BEVERLY LYNN DOWNS-

BUILDING NOTES

BUILDING DIMENSIONS
HXB= W16 BAS= W16 S50 FCP= S20 E16 N6 UST= N14 W3 S14 E3\$ W3
N14 W13\$ E16 N50 \$ S50 UST= S14 E3 N14 W3\$ E3 FCP= S14 W3 S6
E16 N20 W13\$ E13 N50\$.