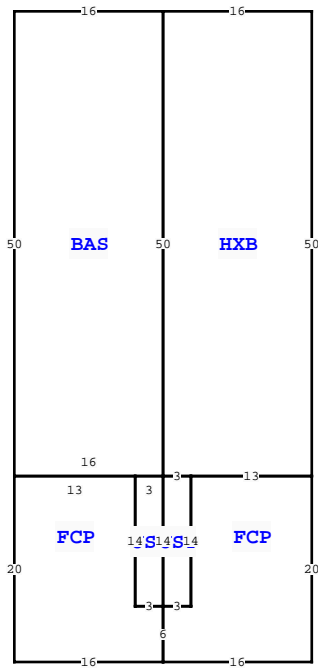


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 50			
Exterior Wall	17	MSNRY STUC 50			
Roof Structure	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Air Condition	03	CENTRAL 100			
Heating Type	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			
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	66,551
FCP	278	25		70	5,823
FCP	278	25		70	5,823
HXB	800	100		800	66,551
UST	42	45		19	1,580
UST	42	45		19	1,580
TOTALS	2,240			1,778	147,910

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	123.3750	107.34	190,851	1965	2005	0	0	22.50	77.50		
1 DUPLEX 0% - 2025 Heated Area: 1600 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			147,910
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			19,527
TOTAL MARKET VALUE			167,937
SOH/AGL Deduction			9,124
ASSESSED VALUE			158,813
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			158,813
TOTAL JUST VALUE			167,937
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	Q	I		120,000
GRANTOR: RIGSBY						
GRANTEE: BEVERLY LYNN DOWNS-						

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

TOTAL OB/XF													
762 SE CHURCH AVE, LAKE CITY													
BLD DATE													
XF DATE													
LGL DATE													
LAND DATE													
AG DATE													
INC DATE													
05/12/2026 MLU													

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\$.

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	2.00	3.00	19,527							