

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		2 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLEX	50%	2022		215,864	1930	2005	0	0	25.00	75.00

Heated Area: 2090 HX Base Yr 2022

Quality	05	05			
DOR CODE	0800MULTI-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	1,028	100	2022	1,028	74,533
FOP	64	30	2022	19	1,378
FSP	128	40		51	3,698
HXB	1,062	100	2022	1,062	76,998
HXP	72	30	2022	22	1,595
HXS	128	40		51	3,698
TOTALS	2,482			2,233	161,898

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	0200	GARAGE F	0 50	20 33	1.00	UT	0.00	0.00	100	0	0	3	100	1,650	
2	0190	FPLC PF	0 50	0 0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

161 SW CRESCENT ST, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		161,898	
TOTAL MARKET OB/XF VALUE		4,050	
TOTAL LAND VALUE - MARKET		18,525	
TOTAL MARKET VALUE		184,473	
SOH/AGL Deduction		13,969	
ASSESSED VALUE		170,504	
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE		119,093	
TOTAL JUST VALUE		184,473	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/994	4/16/2021	WD	Q	I	01	183,000
GRANTOR: RDR PROPERTIES OF						
GRANTEE: TYLER KAYLEN NICHOL						
1315/2568	5/31/2016	WD	Q	I	01	53,000
GRANTOR: WILLIAM DALBO MCDUFFI						
GRANTEE: RDR PROPERTIES OF N						

BUILDING NOTES	

BUILDING DIMENSIONS	
HXB=[YR=2022;ORIG=-14,8] S34 E11 E16 N42 W18 S8 W9 \$	
BAS=[YR=2022;ORIG=-40,0] S42 E16 E10 N34 W8 N8 W18 \$	
FSP=[ORIG=-40,42] S8 E16 N8 W16 \$	
HXS=[ORIG=-3,42] S8 E16 N8 W16 \$	
HXP=[YR=2022;ORIG=-14,0] S8 E9 N8 W9 \$	
FOP=[YR=2022;ORIG=-22,0] S8 E8 N8 W8 \$	

LAND DESCRIPTION		TOTAL OB/XF															4,050							
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	0300	C	MULTI-FAM	50		*RSF-2	0.00	0.00	24,700.00	SF		1.00	1.00	1.00	0.75	0.75	18,525							