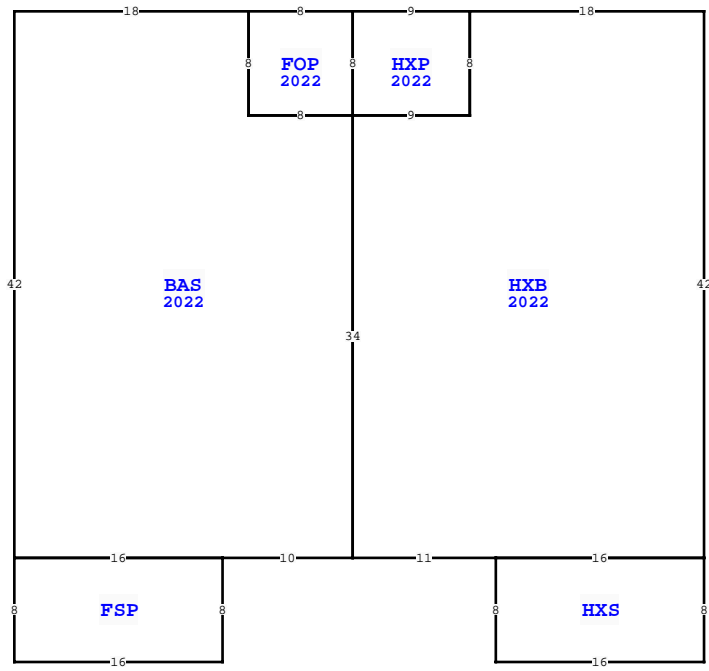


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLEX	50%	2022									
Heated Area: 2090 HX Base Yr 2022												



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	1,028	100	2022	1,028	79,097
FOP	64	30	2022	19	1,462
FSP	128	40		51	3,924
HXB	1,062	100	2022	1,062	81,713
HXP	72	30	2022	22	1,693
HXS	128	40		51	3,924
TOTALS	2,482			2,233	171,812

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION BY			STANDARD	
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE			171,812	
TOTAL MARKET OB/XF VALUE			4,050	
TOTAL LAND VALUE - MARKET			24,700	
TOTAL MARKET VALUE			200,562	
SOH/AGL Deduction			24,380	
ASSESSED VALUE			176,182	
TOTAL EXEMPTION VALUE	HA HAB		51,411	
BASE TAXABLE VALUE			124,771	
TOTAL JUST VALUE			200,562	
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						

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

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	1.00	24,700								