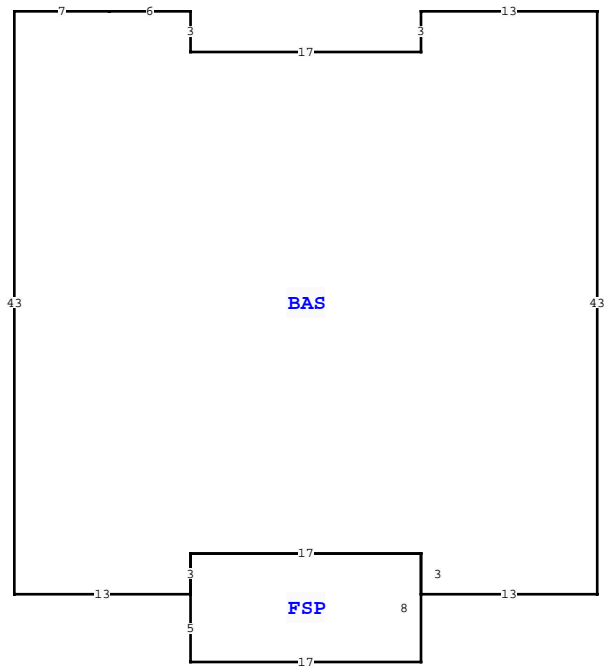




ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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		
0100	01	1,801	62.9748	70.53	127,025	1930	1930		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2025 Heated Area: 1747 HX Base Yr 2025													



Quality	02	02			
DOR CODE	0100	SINGLE FAMILY			
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	1,747	100		1,747	80,090
FSP	136	40		54	2,476
TOTALS	1,883			1,801	82,566

966 S MARION 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	0200	GARAGE F	0	100	18	21			0.00	100	0	0	3	100	1,028	

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	100			0.00	0.00	23,958.00	SF		1.00	1.00	0.75	1.00	0.75	17,968							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			82,566
TOTAL MARKET OB/XF VALUE			1,028
TOTAL LAND VALUE - MARKET			17,968
TOTAL MARKET VALUE			101,562
SOH/AGL Deduction			1,871
ASSESSED VALUE			99,691
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			48,280
TOTAL JUST VALUE			101,562
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1013	DEMOLISH	0	11/19/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/2324	2/05/2024	QC	U	I	11	100
GRANTOR: PEARCE LOIS E						
GRANTEE: MARTIN CAMERON						
1499/757	9/21/2023	WD	U	I	30	10,000
GRANTOR: REAGAN JON						
GRANTEE: PEARCE LOIS E						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 S3 W17 N3 W6 W7 S43 E13 FSP= S5 E17 N8 W17 S3\$ N3 E17S3 E13 N43\$ .