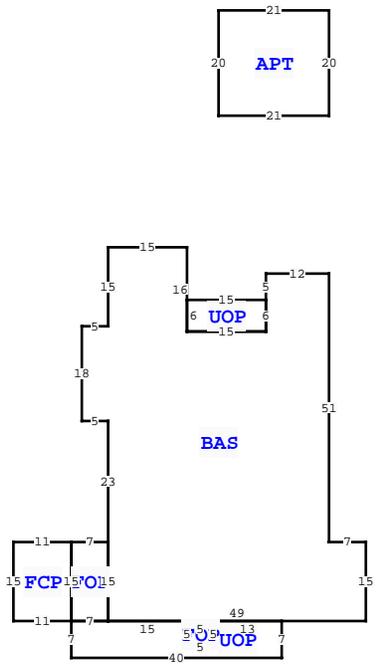




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	01	FLAT	100		
Roof Cover	02	ROLL COMP	100		
Interior Wall	03	PLASTER	100		
Interior Floo	12	HARDWOOD	100		
Air Condition	02	WINDOW	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
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
APT	420	100		420	17,649
BAS	2,877	100		2,877	120,892
FCP	165	25		41	1,723
FOP	25	30		8	336
FOP	105	30		32	1,345
UOP	90	20		18	757
UOP	255	20		51	2,143
TOTALS	3,937			3,447	144,843

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,447	73.7200	84.04	289,686	1924	1924	0	0	15	35.00	50.00
1 SINGLE FAM 0% - 2023 Heated Area: 3297 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			144,843
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			167,743
SOH/AGL Deduction			0
ASSESSED VALUE			167,743
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			167,743
TOTAL JUST VALUE			167,743
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045460	Remodel	22,700	09/15/2022
000045368	Roof Replacement	20,000	09/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/403	2/04/2026	QC	U	I	11	100
GRANTOR: FALCON OSMIEL FRANCIS						
GRANTEE: FALCON OSMIEL FRANCIS						
1470/177	6/24/2022	WD	Q	I	01	139,000
GRANTOR: LIST IRVIN JR						
GRANTEE: FEBRE ALBERTO A						

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	300	
2	0251	LEAN TO W/	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

1189 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W12 S5 UOP= W15 S6 E15N6\$ S6 W15 N16 W15 S15 W5 S18 E5 S23 FOP= W7 FCP= W11 S15 E11 N15\$ S15 E7 N15\$ S15 UOP= W7 S7 E40 N7 W13 FOP= W5 S5 E5 N5\$ S5 W5 N5 W15\$ E49N15 W7 N51\$ PTR=N30 APT= N20W21 S20 E21\$ S30\$.												

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	0		*RSF	250.00	200.00	30,000.00	SF		1.00	1.00	1.00	0.75	0.75	22,500								