



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	1316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	102	100		102	8,162
BAS	2,482	100		2,482	198,613
FOP	44	30		13	1,040
FOP	224	30		67	5,361
TOTALS	2,852			2,664	213,177

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2021		123.11	327,965	1969	1969	0	0	35.00	65.00

Heated Area: 2584 HX Base Yr 2021

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			213,177
TOTAL MARKET OB/XF VALUE			10,050
TOTAL LAND VALUE - MARKET			75,120
TOTAL MARKET VALUE			298,347
SOH/AGL Deduction			96,844
ASSESSED VALUE			201,503
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			150,092
TOTAL JUST VALUE			298,347
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0628	11/11/2020	WD	U	I	11	100
GRANTOR: VANESSA LAWTON						
GRANTEE: FELECITY HOUGHTON						
1423/0371	10/30/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CAROL)						
GRANTEE: FELECITY HOUGHTON &						

EXTRA FEATURES		358 NW RIVERS LN, LAKE CITY	
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	0296	SHED METAL	0 100 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 500
2	0060	CARPORT F	0 100 13 20 260.00 UT 5.00 5.00 100 1993 1993 3 100 1,300
3	0294	SHED WOOD/	0 100 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 1,200
4	9947	Septic	0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000
5	0296	SHED METAL	0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 50
6	9946	Well	0 100 0 0 1.00 UT 4,000.00 4,000.00 100 3 100 4,000

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W85 FOP= W8 S28 E8 N28\$ S28 E4 BAS= S6 E17 N6 W17\$ E35 FOP= S4 E11 N4 W11 \$ E29 S6 E17 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF		10,050																				
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	8.39	AC		1.00	1.00	1.00	8,000.00	8,000.00	67,120							