BEG NW COR OF NE1/4 OF NE 1/4, E
47.73 FT TO SE INTERS OF TWO GRA
E R/W OF RD 558.61 FT FOR POB, R

COLUMBIA HOUSING AUTHORITY
498 SW JUNIPER WAY
LAKE CITY, FL 32025

2027

01-4S-16-02641-001

BUILDING CHARACTERISTICS

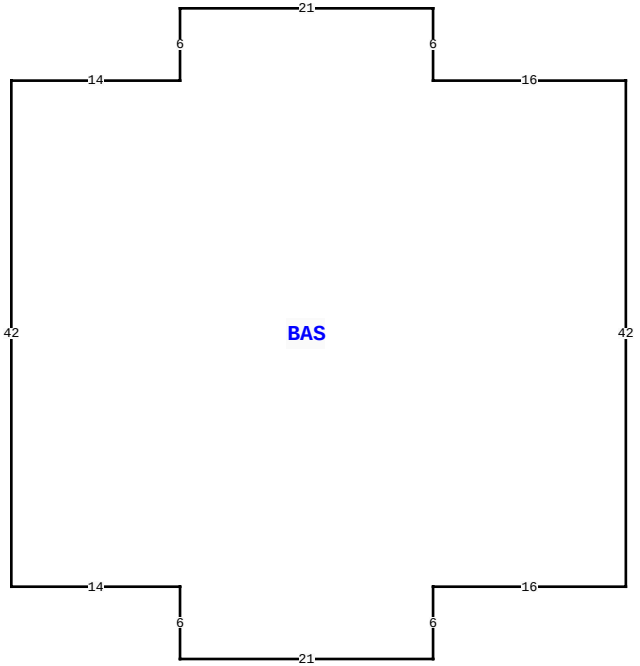
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8800	FEDERAL IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,394	100		2,394	85,526
TOTALS	2,394			2,394	85,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,394	96.5580	71.45	171,051	1980	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2394 HX Base Yr



1717 SW ADDLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	18,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		3,018,357
TOTAL MARKET OB/XF VALUE		26,500
TOTAL LAND VALUE - MARKET		245,315
TOTAL MARKET VALUE		3,290,172
SOH/AGL Deduction		0
ASSESSED VALUE		3,290,172
TOTAL EXEMPTION VALUE	12	3,290,172
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,290,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,343,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1647	REMODEL	0	04/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N6 W21 S6 W14 S42 E14 S6 E21 N6 E16 N42$.

LAND DESCRIPTION

TOTAL OB/XF 26,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	8800	C	FEDERAL	0		RMF-1	0.00	0.00	11.41	AC		1.00	1.00	1.00	21,500.00	21,500.00	245,315							

REVIEW DATE 08/25/2023 BY JB Total Acres: 11.41 Total Land Value: 245,315 Market: 0 Agricultural: 0 Common: 245,315 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NE 1/4, E
47.73 FT TO SE INTERS OF TWO GRA
E R/W OF RD 558.61 FT FOR POB, R

COLUMBIA HOUSING AUTHORITY
498 SW JUNIPER WAY
LAKE CITY, FL 32025

2027

01-4S-16-02641-001

BUILDING CHARACTERISTICS

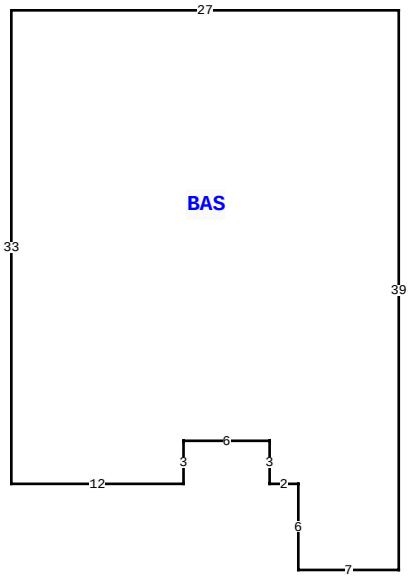
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		24 100
Bathrooms		12 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	8800	FEDERAL IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

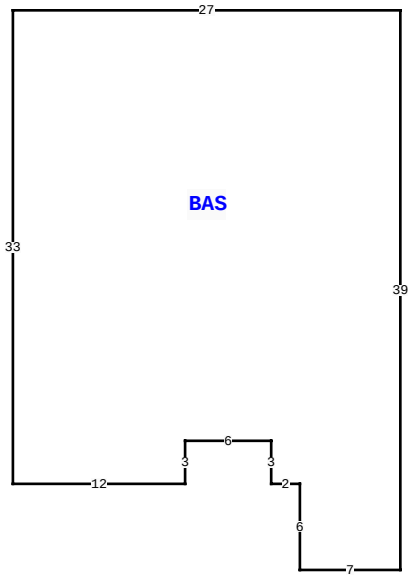
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	145,702
BAS	9,150	100		9,150	728,510
TOTALS	10,980			10,980	874,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	10,980	111.3560	122.49	1,344,940	1980	1980	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 10980 HX Base Yr





1717 SW ADDLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		3,018,357
TOTAL MARKET OB/XF VALUE		26,500
TOTAL LAND VALUE - MARKET		245,315
TOTAL MARKET VALUE		3,290,172
SOH/AGL Deduction		0
ASSESSED VALUE		3,290,172
TOTAL EXEMPTION VALUE	12	3,290,172
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,290,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,343,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[MULTIPLIER=2;ORIG=0,0] W27 S33 E12 N3 E6 S3 E2 S6 E7 N39 $
BAS=[MULTIPLIER=10;ORIG=-36,0] W27 S33 E12 N3 E6 S3 E2 S6 E7 N39 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/25/2023 BY JB Total Acres: 11.41 Total Land Value: 245,315 Market: 0 Agricultural: 0 Common: 245,315 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NE 1/4, E
47.73 FT TO SE INTERS OF TWO GRA
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COLUMBIA HOUSING AUTHORITY
498 SW JUNIPER WAY
LAKE CITY, FL 32025

2027

01-4S-16-02641-001

BUILDING CHARACTERISTICS

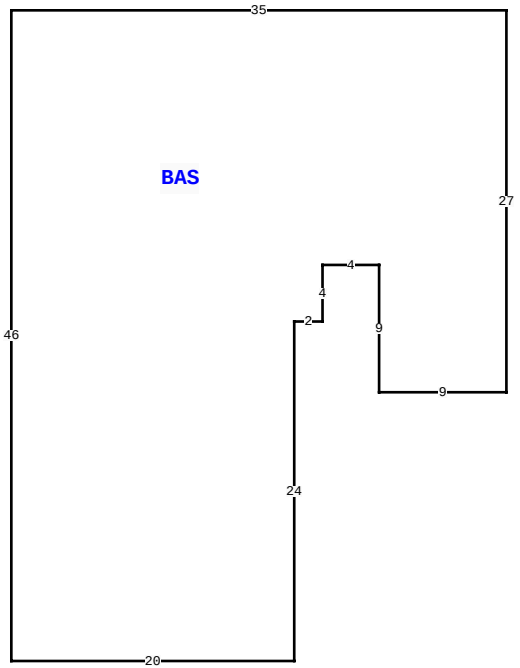
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		8 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	8800	FEDERAL IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,116	100		5,116	414,445
TOTALS	5,116			5,116	414,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,116	113.2960	124.63	637,607	1980	1980	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 0 Heated Area: 5116 HX Base Yr



1717 SW ADDLER GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		3,018,357
TOTAL MARKET OB/XF VALUE		26,500
TOTAL LAND VALUE - MARKET		245,315
TOTAL MARKET VALUE		3,290,172
SOH/AGL Deduction		0
ASSESSED VALUE		3,290,172
TOTAL EXEMPTION VALUE	12	3,290,172
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,290,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,343,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[MULTIPLIER=4;ORIG=0,0] W35 S46 E20 N24 E2 N4 E4 S9 E9 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/25/2023 BY JB Total Acres: 11.41 Total Land Value: 245,315 Market: 0 Agricultural: 0 Common: 245,315 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

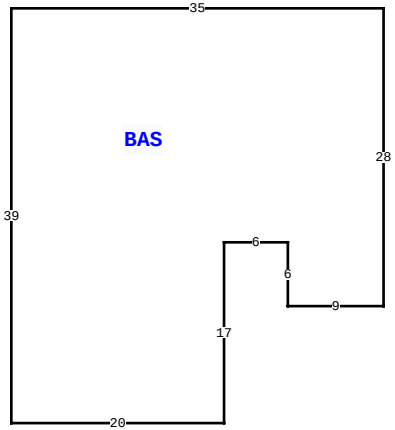
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		51 100
Bathrooms		34 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	8800	FEDERAL IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

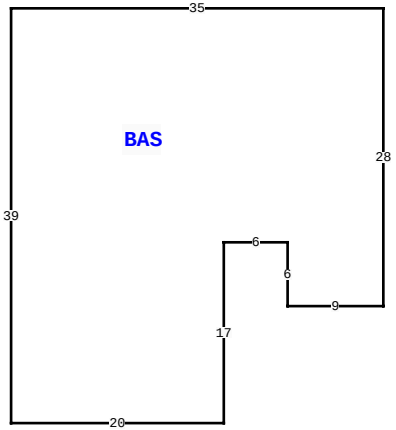
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,476	100		10,476	870,446
BAS	9,312	100		9,312	773,729
TOTALS	19,788			19,788	1,644,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	19,788	116.2060	127.83	2,529,500	1980	1980	0	0	0	35.00	65.00

4 SINGLE FAM 0% - 0 Heated Area: 19788 HX Base Yr





1717 SW ADDLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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SOH/AGL Deduction		0
ASSESSED VALUE		3,290,172
TOTAL EXEMPTION VALUE	12	3,290,172
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,290,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,343,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[MULTIPLIER=9;ORIG=0,0] W35 S39 E20 N17 E6 S6 E9 N28 $
BAS=[MULTIPLIER=8;ORIG=50,0] W35 S39 E20 N17 E6 S6 E9 N28 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/25/2023 BY JB Total Acres: 11.41 Total Land Value: 245,315 Market: 0 Agricultural: 0 Common: 245,315 PRINTED 11/16/2026 BY SYS