



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		2	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	04	04	
DOR CODE	2525 BEAUTY PARLOR		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	540	100	
CAN	120	30	
TOTALS	660		576

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	0%	0		29,940	1976	1976	0	0	50.00	50.00
Heated Area: 540					HX Base Yr						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>30</p> <p>18</p> <p>BAS</p> <p>30</p> <p>4</p> <p>CAN</p> <p>30</p> </div>											
713 SW BASCOM NORRIS DR, LAKE CITY					BLD DATE		LGL DATE	05/12/2026	MLU		
					XF DATE		LAND DATE				
					INC DATE		AG DATE				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			28,928	
TOTAL MARKET OB/XF VALUE			500	
TOTAL LAND VALUE - MARKET			106,722	
TOTAL MARKET VALUE			136,150	
SOH/AGL Deduction			0	
ASSESSED VALUE			136,150	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			136,150	
TOTAL JUST VALUE			136,150	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			131,561	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12320	PUMP/UTPOL	30	03/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/2642	10/02/2018	WD	Q	I	01	160,000
GRANTOR: MELINA M MOORE WESTER						
GRANTEE: THE OTIS GROUP LLC						
1337/2753	5/30/2017	PR	U	I	11	100
GRANTOR: MELINA M M WESTERFIEL						
GRANTEE: MELINA WESTERFIELD						

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	0296	SHED METAL	0	0	8	8	1.00	UT 0.00	0.00	100	2008	2008	3	100	500

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W30 S18 CAN= S4 E30 N4 W30\$E30 N18\$.									

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	2525	C	BEAUTYPRLR	0		A-1	0.00	0.00	42,689.00	SF		1.00	1.00	1.00	2.50	2.50	106,722							

