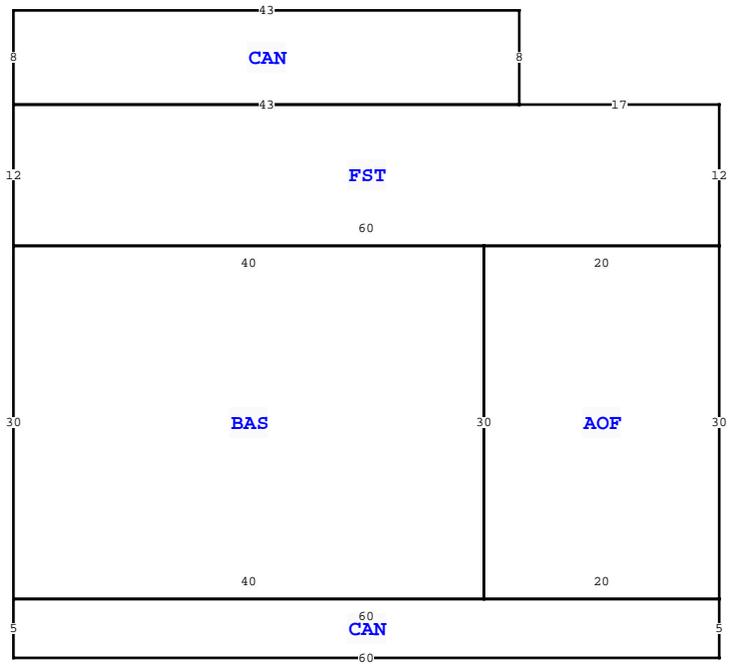


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Plumbing		2	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2700 VEH SALE/REPAIR		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	600	150	
BAS	1,200	100	
CAN	300	30	
CAN	344	30	
FST	720	70	
TOTALS	3,164		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SERVGARAGE	0%	- 2025									
Heated Area: 1800 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			477,791
TOTAL MARKET OB/XF VALUE			27,461
TOTAL LAND VALUE - MARKET			125,453
TOTAL MARKET VALUE			630,705
SOH/AGL Deduction			0
ASSESSED VALUE			630,705
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			630,705
TOTAL JUST VALUE			630,705
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			608,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3895	REMODEL	50	08/29/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2263	12/15/2023	WD	Q	I	01	950,000
GRANTOR: YOUNG ESTATES LLC						
GRANTEE: EDLUND STEVEN J						
1055/2466	8/19/2005	WD	Q	I		700,000
GRANTOR: LEWIS W & LINDA ZICKE						
GRANTEE: YOUNG ESTATES LLC						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	8,230.00	UT	2.50	2.50	50	0
2	0166	CONC, PAVMT	0	0	76	120	9,120.00	UT	2.50	2.50	50	0
3	0166	CONC, PAVMT	0	0	0	0	3,978.00	UT	2.50	2.50	50	1995
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008

TOTAL OB/XF												
27,461												
880 SW SISTERS WELCOME RD, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES												

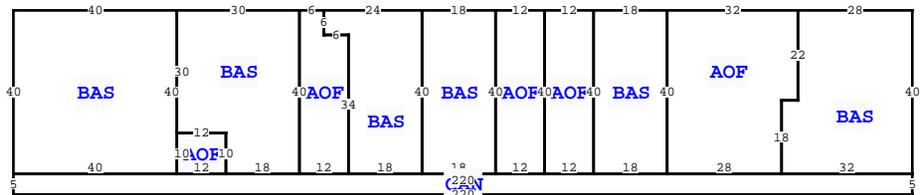
BUILDING DIMENSIONS												
BAS=[ORIG=-43,12] S30 E40 N30 W40 \$												
FST=[ORIG=0,0] W43 S12 E60 N12 W17 \$												
AOF=[ORIG=-3,42] E20 N30 W20 S30 \$												
CAN=[ORIG=0,0] N8 W43 S8 E43 \$												
CAN=[ORIG=17,42] W60 S5 E60 N5 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	2500	C	SRVC SHOPS	0		00	0.00	0.00	54,757.00	SF		1.00
2	0100	C	SFR	0		00	0.00	0.00	1,000.00	SF		1.00

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	25	MOD METAL 40
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	01	6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8700	06	10,496	95.3971	38.16	400,527	1993	1993	0	0	40.00	60.00

2 PREF M B A 0% - 2025 Heated Area: 8800 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		477,791	
TOTAL MARKET OB/XF VALUE		27,461	
TOTAL LAND VALUE - MARKET		125,453	
TOTAL MARKET VALUE		630,705	
SOH/AGL Deduction		0	
ASSESSED VALUE		630,705	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		630,705	
TOTAL JUST VALUE		630,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		608,875	

Quality	05	05			
DOR CODE	2700	VEH SALE/REPAIR			
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
AOF	120	150		180	4,121
AOF	444	150		666	15,249
AOF	480	150		720	16,485
AOF	480	150		720	16,485
AOF	1,208	150		1,812	41,488
BAS	720	100		720	16,485
BAS	720	100		720	16,485
BAS	756	100		756	17,309
BAS	1,080	100		1,080	24,728
BAS	1,192	100		1,192	27,292
TOTALS	9,900			10,496	240,316

\*\* This building has 12 Sub-Areas

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

880 SW SISTERS WELCOME RD, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2263	12/15/2023	WD	Q	I	01	950,000
GRANTOR: YOUNG ESTATES LLC						
GRANTEE: EDLUND STEVEN J						
1055/2466	8/19/2005	WD	Q	I		700,000
GRANTOR: LEWIS W & LINDA ZICKE						
GRANTEE: YOUNG ESTATES LLC						

BUILDING NOTES	

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

BUILDING DIMENSIONS	
BAS=[ORIG=-180,0]	W40 S40 E40 N40 \$
AOF=[ORIG=-28,0]	W32 S40 E28 N18 E4 N22 \$
BAS=[ORIG=0,0]	W28 S22 W4 S18 E32 N40 \$
BAS=[ORIG=-150,0]	W30 S30 E12 S10 E18 N40 \$
BAS=[ORIG=-120,0]	W24 S6 E6 S34 E18 N40 \$
BAS=[ORIG=-60,0]	W18 S40 E18 N40 \$
BAS=[ORIG=-102,0]	W18 S40 E18 N40 \$
AOF=[ORIG=-78,0]	W12 S40 E12 N40 \$
AOF=[ORIG=-90,0]	W12 S40 E12 N40 \$
AOF=[ORIG=-144,0]	W6 S40 E12 N34 W6 N6 \$
AOF=[ORIG=-180,30]	S10 E12 N10 W12 \$
CAN=[ORIG=-220,40]	S5 E220 N5 W220 \$

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

