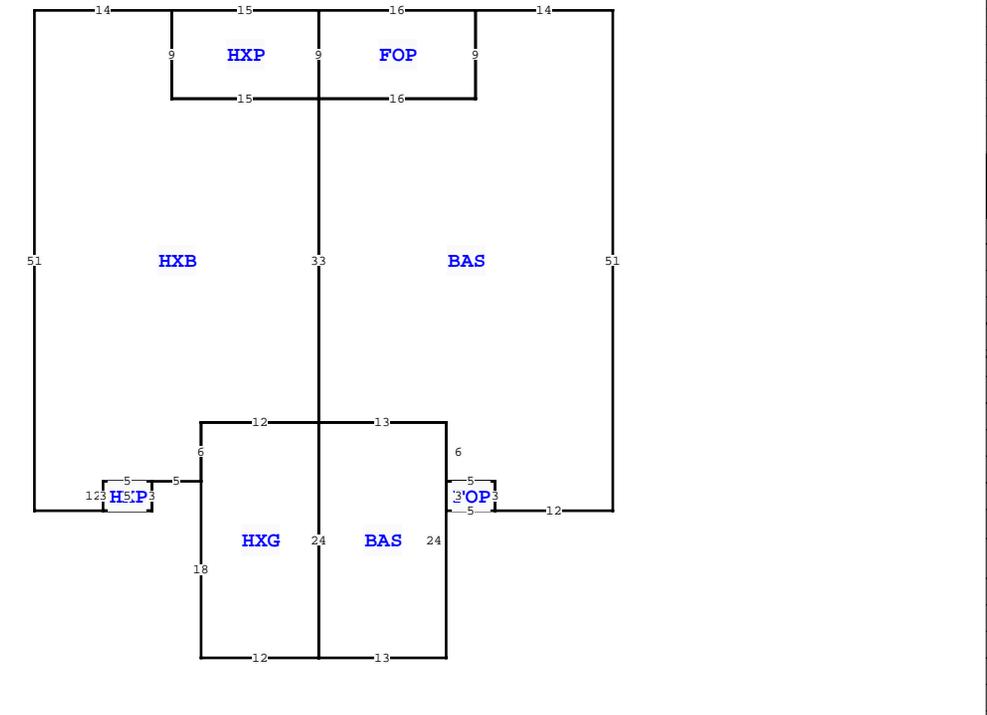


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	0	100
Stories	1.	1. 100
Units	2	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	03	3,036	120.6400	108.58	329,649	2006	2006	0	0	19.00	81.00		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	27,440
BAS	1,254	100		1,254	110,289
FOP	15	30		4	352
FOP	144	30		43	3,782
HXB	1,221	100		1,221	107,387
HXG	288	55		158	13,896
HXP	15	30		4	352
HXP	135	30		40	3,518
<b>TOTALS</b>	<b>3,384</b>			<b>3,036</b>	<b>267,016</b>

1832 SW GRANDVIEW ST, LAKE CITY

BLD DATE: LGL DATE: 04/21/2023 MLU  
 XF DATE: LAND DATE:  
 INC DATE: AG DATE:

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	100	0	1,142.00	UT	2.50	2.50	100	2006	2006	3	100	2,855	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

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	0800	C	MULTI-FAM	100		RMF-1	80.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			267,016
TOTAL MARKET OB/XF VALUE			5,955
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			291,471
SOH/AGL Deduction			91,471
ASSESSED VALUE			200,000
TOTAL EXEMPTION VALUE	HX HB SX		89,343
BASE TAXABLE VALUE			110,657
TOTAL JUST VALUE			291,471
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045820	Roof Replacement	28,318	11/01/2022
3286	MULTIFAM	733	05/27/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2753	1/22/2026	WD	Q	I	01	330,000

GRANTOR: COARTNEY SHARON  
 GRANTEE: MLM PROPERTIES-SUSH  
 1223/2189 6/13/2011 WD U I 11 100  
 GRANTOR: MICHAEL A & ELVA L CA  
 GRANTEE: SHARON COARTNEY (CO)

BUILDING NOTES

**BUILDING DIMENSIONS**

BAS= W14 FOP= S9 W16 N9 E16\$ S9 W16 HXP= N9 W15 S9 E15\$ HXB= W15 N9 W14 S51 E12 HXP= N3 W5 S3 E5\$ N3 E5 HXG= S18 E12 N24 W12 S6\$ N6 E12 N33\$ S33 BAS= S24 E13 N24 W13\$ E13 S6 FOP= S3 E5 N3 W5\$ E5 S3 E12 N51\$.