



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		3 100
Bathrooms		2 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	49.94%	- 0	101.25	238,444	1980	1980	0	0	45.00	55.00

Heated Area: 2211 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		131,144	
TOTAL MARKET OB/XF VALUE		1,600	
TOTAL LAND VALUE - MARKET		88,208	
TOTAL MARKET VALUE		220,952	
SOH/AGL Deduction		113,612	
ASSESSED VALUE		107,340	
TOTAL EXEMPTION VALUE		HX HB 17,187	
BASE TAXABLE VALUE		90,153	
TOTAL JUST VALUE		220,952	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,444	

QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0800	MULTI-FAM <10	06		
NEIGHBORHOOD/LOC		1416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100		1,107	61,646
FOP	80	30		24	1,337
FOP	99	30		30	1,671
HXB	1,104	100		1,104	61,479
HXP	240	30		72	4,010
UOP	88	20		18	1,003
TOTALS	2,718			2,355	131,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0997/1456	10/06/2003	WD	Q	I	06	47,500
GRANTOR: ROBERT D BURNS						
GRANTEE: DEBRA S BURNS						
0000/0000	4/26/1992	PR	U	I	11	0
GRANTOR: DAVID BURNS ESTATE						
GRANTEE: ROB & DEBRA BURNS						

EXTRA FEATURES		934 SW STATE ROAD 247 , 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	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00				1,200	
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				400	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
HXB= W3 HXP= N12 W20 S12 E20\$ W32 BAS= W8 FOP= N8 W21 S8 E6 N8 E11 S8 E4\$ W4 UOP= N8 W11 S8 E11\$ W23 S33 E19 FOP= E33 N3 W33 S3\$ N3 E16 N30\$ S30 E17 S3E18 N33\$ .	

LAND DESCRIPTION		TOTAL OB/XF														1,600								
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		00	0.00	0.00	28,314.00	SF		1.00	1.00	0.90	2.50	2.25	63,706							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	10,890.00	SF		1.00	1.00	0.90	2.50	2.25	24,502							