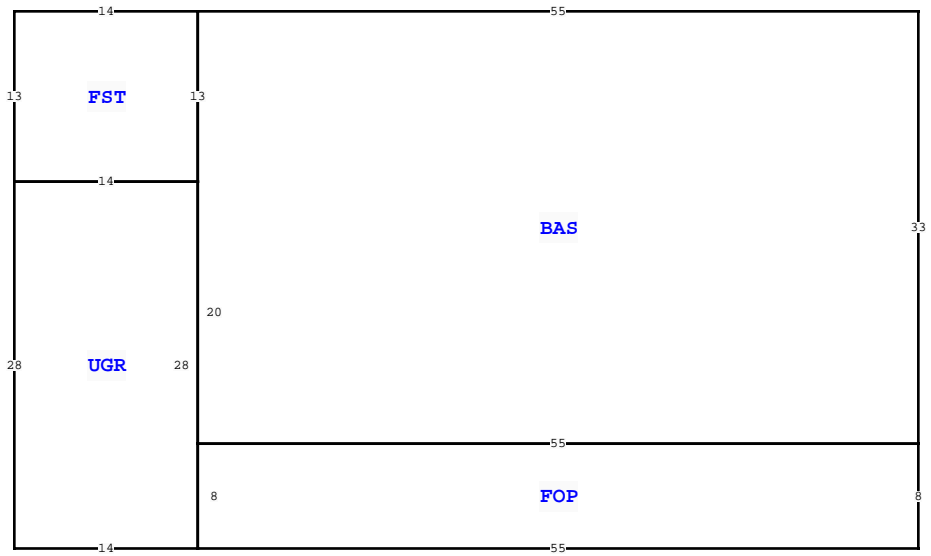


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	01 MINIMUM 100
Interior Floor	04 C ABOVE GD 90
Interior Floor	04 C ABOVE GD 10
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100
Quality	01 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1516.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,815
FOP	440
FST	182
UGR	392
TOTALS	2,829

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,223	51.8562	58.08	129,112	1968	1968	0	0	50	35.00	20.00
1 SINGLE FAM			0% - 2021	Heated Area: 1815				HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		25,822	
TOTAL MARKET OB/XF VALUE		3,800	
TOTAL LAND VALUE - MARKET		71,520	
TOTAL MARKET VALUE		101,142	
SOH/AGL Deduction		0	
ASSESSED VALUE		101,142	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		101,142	
TOTAL JUST VALUE		101,142	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		115,561	
SALE:1:1: ALSO SEE ORB 841-488			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21604	SFR	1,303	03/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/86	4/28/2019	WD	Q	I	01	84,000
GRANTOR: CAMERON BRANDON S						
GRANTEE: NICKELSON GAIL						
1254/2030	5/14/2013	WD	U	I	18	90,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: BRANDON S & LAUREN						

EXTRA FEATURES	
L N	OB/XF CODE
1	0010
2	0190
3	0252

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/22/2026
935 SW WALTER AVE, LAKE CITY	
MLU	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W55 FST= W14 S13 E14 N13\$ S13 UGR= W14 S28 E14 N28\$ S20 FOP= S8 E55 N8 W55\$ E55N33\$.									

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	4.96	AC		1.00	1.00	1.00	12,000.00	12,000.00	59,520							