

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	51 LOG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	09 CEDAR SHAK 100
Interior Wall	01 MINIMUM 50
Interior Wall	05 DRYWALL 50
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	2416.00 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,264 100 1,264 114,783
FHS	668 60 401 36,415
FOP	440 30 132 11,987
FOP	584 30 175 15,891
PTO	40 5 2 182
TOTALS	2,996 1,974 179,258

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 0			271,603	1991	1991	0	0	34.00	66.00	

Heated Area: 1932 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			179,258
TOTAL MARKET OB/XF VALUE			2,750
TOTAL LAND VALUE - MARKET			81,616
TOTAL MARKET VALUE			263,624
SOH/AGL Deduction			0
ASSESSED VALUE			263,624
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			263,624
TOTAL JUST VALUE			263,624
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/1432	2/12/2014	WD Q	Q	I	01	312,500
GRANTOR: HOWELL LOGGING INC						
GRANTEE: SOUTHLAND LOG HOMES						
1250/1819	3/07/2013	WD U	U	I	12	225,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: HOWELL LOGGING INC						

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	0170	FPLC 2STRY	0	0	0	0	1.00	2,750.00	2,750.00	100	0	3	100	2,750

TOTAL OB/XF												
638 SW FLORIDA GATEWAY DR, LAKE CITY												
04/09/2024 MLU												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES												

BUILDING DIMENSIONS												
FOP= N10 W52 S8 E40 S2 E12\$ BAS= W12 N2 W40 S28 FOP= S8E52 N22 W12 S14 W40\$ E40 N14 E12 N12\$ PTR=N30 FHS= N14 W40 S10 PTO= W5 S8 E5 N8\$ S10E18 N6 E22 \$ S30\$ .												

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	% 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		CG	100.00	200.00	20,404.00	SF		1.00	1.00	0.40	10.00	4.00	81,616							