



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																			VALUATION BY: STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE: 0 TOTAL MARKET OB/XF VALUE: 13,350 TOTAL LAND VALUE - MARKET: 90,000 TOTAL MARKET VALUE: 25,630 SOH/AGL Deduction: 0 ASSESSED VALUE: 25,630 TOTAL EXEMPTION VALUE: 0 BASE TAXABLE VALUE: 25,630 TOTAL JUST VALUE: 103,350 NCON VALUE: 0 INCOME VALUE: PREVIOUS YEAR MKT VALUE: 103,350									
DOR CODE 5500 TIMBERLAND 80-89																	PERMIT NUM DESCRIPTION AMT ISSUED 											
MAP NUM MKT AREA 03																	SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 											
NEIGHBORHOOD/LOC 3316.00 1.00/																	BUILDING NOTES 											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																	BLD DATE LGL DATE XF DATE LAND DATE 04/14/2025 MLU INC DATE AG DATE 07/13/2022 SPF											
EXTRA FEATURES							363 NW CHAMBIRA WAY, 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	0285	SALVAGE	0	0	0	1.00	UT	500.00	500.00	50	2008	2008	3	50	250													
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400													
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300													
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
5	0120	CLFENCE 4	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400													
6	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000													
LAND DESCRIPTION							TOTAL OB/XF 13,350																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4,500.00	4,500.00	4,500											
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330											
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450											
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	85,500											
REVIEW DATE 02/15/2023 BY ks Total Acres: 20.00 Total Land Value: 12,280 Market: 85,500 Agricultural: 7,780 Common: 4,500 PRINTED 03/24/2026 BY SYS																												