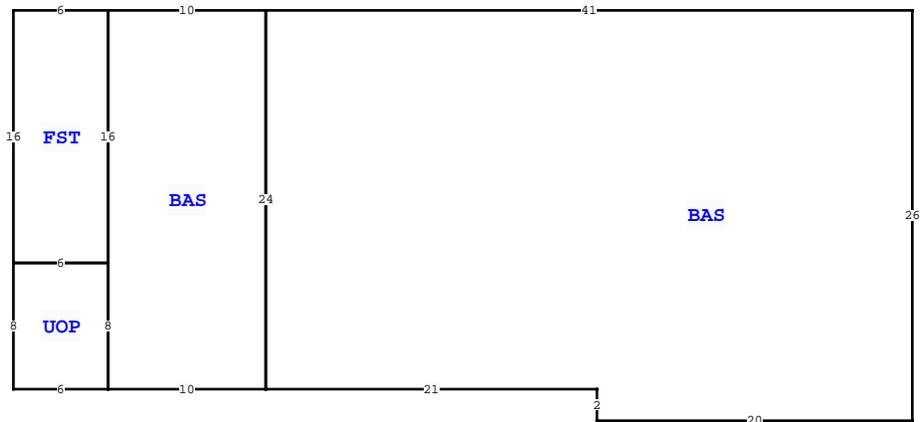


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	18 CEMENT BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
ArchitECTUAL	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,327	110.5200	123.78	164,256	1964	2000	0	0	25.00	75.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1264 HX Base Yr 2024													



MAP NUM	MKT AREA	06			
3417.0100	1.00/				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	22,280
BAS	1,024	100		1,024	95,063
FST	96	55		53	4,920
UOP	48	20		10	929
TOTALS	1,408			1,327	123,192

550 SE OLUSTEE AVE, LAKE CITY

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

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	250	
4	0060	CARPORT F	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			123,192	
TOTAL MARKET OB/XF VALUE			1,200	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			142,892	
SOH/AGL Deduction			41,789	
ASSESSED VALUE			101,103	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			49,692	
TOTAL JUST VALUE			142,892	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			144,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042069	Electrical Servic	0	06/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/2374	7/14/2023	WD	U	I	11	100
GRANTOR: HILL DANNY J						
GRANTEE: HILL DANNY J						
1467/2385	5/27/2022	WD	Q	I	01	186,000
GRANTOR: SCOTT KATHY ANN						
GRANTEE: HILL DANNY J						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W41 S24 E21 S2 E20 N26 \$
BAS=[ORIG=-41,0] W10 S16 S8 E10 N24 \$
FST=[ORIG=-51,0] W6 S16 E6 N16 \$
UOP=[ORIG=-51,16] W6 S8 E6 N8 \$

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	100		RSF	2110.00	100.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							