

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	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		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		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	3417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	253	100	
BAS	305	100	
BAS	1,053	100	
FOP	20	30	
TOTALS	1,631		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SINGLE FAM	100%	- 2017																				
Heated Area: 1611 HX Base Yr 2017																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/21/2023	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		138,455	
TOTAL MARKET OB/XF VALUE		950	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		157,905	
SOH/AGL Deduction		76,303	
ASSESSED VALUE		81,602	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		30,191	
TOTAL JUST VALUE		157,905	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041960	Remodel	4,200	05/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/2763	12/22/2015	QC	U	I	11	43,300
GRANTOR: UNITED STATES OF AMER						
GRANTEE: SADIE INDIANA KOON						
1290/2492	2/25/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (HART)						
GRANTEE: UNITED STATES OF AM						

EXTRA FEATURES	
228 SE OAK HILL ST, LAKE CITY	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W39 BAS= W11 W7 S31 E7 N23 E11 N8\$ S8 BAS= W11 S23 E11 N23\$ S19 FOP= S4 E5 N4 W5\$ E39 N27\$.	

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	0070	CARPET UF	0	100	20	21			0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	6	8			0.00	100	1993	1993	3	100	150	
3	0120	CLFENCE 4	0	100	0	0			0.00	100	1993	1993	3	100	200	
TOTAL OB/XF 950																

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-2	80.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							