

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	0 100
Stories	2. 2. 100
Units	12 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0300MULTI-FAM 10+

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2500	03	11,304	89.7326	65.50	740,412	1967	1967	0	0	50.00	50.00		
1 M/FAM ROW 0% - 0 Heated Area: 10752 HX Base Yr													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,440,690		
TOTAL MARKET OB/XF VALUE	25,600		
TOTAL LAND VALUE - MARKET	349,448		
TOTAL MARKET VALUE	1,815,738		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,815,738		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,815,738		
TOTAL JUST VALUE	1,815,738		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,761,155		
BLDG:3:7: NOTE FST ON THIS BLD IS OFFICE/LAUNDRY R			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	29,344
BAS	896	100		896	29,344
BAS	1,792	100		1,792	58,688
BAS	1,792	100		1,792	58,688
FOP	308	30		92	3,013
FOP	308	30		92	3,013
FOP	308	30		92	3,013
FOP	308	30		92	3,013
FOP	308	30		92	3,013
FOP	308	30		92	3,013
TOTALS	12,600			11,304	370,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046396	Roof Replacement	27,000	01/27/2023
316	REMODEL	50	08/23/2007
3744	REMODEL	115	05/24/2006
034	REMODEL	70	03/22/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2417	8/27/2014	WD	U	I	38	1,053,700

GRANTOR: COLUMBIA ARMS COMMUNI						
GRANTEE: MAR-MIC DEVELOPERS						
1073/0833	1/23/2006	WD	Q	I		2,200,000
GRANTOR: THOUOUGHNBRED PROPERTY						
GRANTEE: COLUMBIA ARMS COMMU						

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	0	0	0	1.00	UT	14,000.00	14,000.00	50	0	0	3	50	7,000	
2	0260	PAVEMENT-A	0	0	800	40	32,000.00	UT	1.10	1.10	50	2003	2003	3	50	17,600	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

TOTAL OB/XF														25,600										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		*RMF	18.00	418.00	174,724.00	SF		1.00	1.00	0.80	2.50	2.00	349,448							

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS= W32 FOP= W11 BAS= W64 FOP= W11 BAS= W64 FOP= W11 BAS= W32 S28 E32 N28\$ S28 E11N28\$ S28 E64 N28\$ S28 E11 N28\$S28 E64 N28\$ S28 E11 N28\$ S28 E32 N28\$PTR=N60 FUS= W32 FOP= W11 FUS= W64 FOP= W11 FUS= W64 FOP= W11 FUS= W32 S28 E32 N28\$ S28 E11 N28 \$S28 E64 N28\$ S28 E11 N28\$ S28 E64 N28\$ S28 E11 N28\$ S28 E32 N28\$S60\$.																	

TOTAL OB/XF																		25,600						
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		*RMF	18.00	418.00	174,724.00	SF		1.00	1.00	0.80	2.50	2.00	349,448							

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		14 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2500	03	12,614	87.2386	63.68	803,260	1967	1967	0	0	50.00	50.00

3 M/FAM ROW 0% - 0 Heated Area: 11648 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 3 of 4	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,440,690	
TOTAL MARKET OB/XF VALUE		25,600	
TOTAL LAND VALUE - MARKET		349,448	
TOTAL MARKET VALUE		1,815,738	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,815,738	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,815,738	
TOTAL JUST VALUE		1,815,738	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,761,155	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	23,180
BAS	728	100		728	23,180
BAS	1,456	100		1,456	46,359
BAS	1,456	100		1,456	46,359
BAS	1,456	100		1,456	46,359
FOP	252	30		76	2,420
FOP	252	30		76	2,420
FOP	252	30		76	2,420
FOP	252	30		76	2,420
FOP	252	30		76	2,420
TOTALS	14,314			12,614	401,630

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026	MLU	

** This building has 19 Sub-Areas
1416 S MARION AVE, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2417	8/27/2014	WD	U	I	38	1,053,700

GRANTOR: COLUMBIA ARMS COMMUNI
GRANTEE: MAR-MIC DEVELOPERS
1073/0833 1/23/2006 WD Q I 2,200,000
GRANTOR: THOUOUGHNBRED PROPERTY
GRANTEE: COLUMBIA ARMS COMMU

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=-35,0] W52 S28 E52 N28 \$	
BAS=[ORIG=-96,0] W52 S28 E52 N28 \$	
BAS=[ORIG=-157,0] W52 S28 E52 N28 \$	
FUS=[ORIG=-35,-60] W52 S28 E52 N28 \$	
FUS=[ORIG=-96,-60] W52 S28 E52 N28 \$	
FUS=[ORIG=-157,-60] W52 S28 E52 N28 \$	
BAS=[ORIG=0,0] W26 S28 E26 N28 \$	
BAS=[ORIG=-218,0] W26 S28 E26 N28 \$	
FUS=[ORIG=0,-32] N28 W26 S28 E26 \$	
FUS=[ORIG=-218,-60] W26 S28 E26 N28 \$	
FST=[ORIG=0,88] N26 W25 S26 E25 \$	
FOP=[ORIG=-26,0] W9 S28 E9 N28 \$	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE

