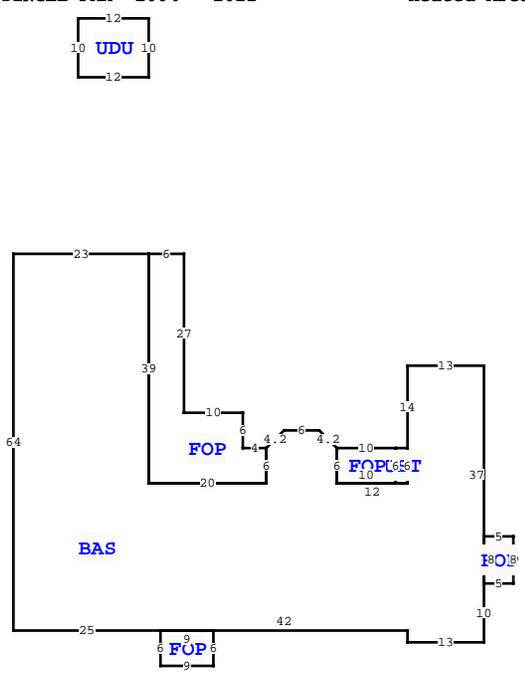


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 50
Interior Floo	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,512	136.1225	152.46	535,440	2004	2004	0	0	31.50	68.50	
2 SINGLE FAM 100% - 2022 Heated Area: 3282 HX Base Yr 2022												



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	5417.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,282	100		3,282	342,756
FOP	40	30		12	1,254
FOP	54	30		16	1,671
FOP	60	30		18	1,880
FOP	378	30		113	11,801
UDU	120	55		66	6,892
UST	12	45		5	522
TOTALS	3,946			3,512	366,776

1068 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
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	2,932.00	UT	1.70	1.70	100	2004	2004	3	100	4,984	
2	0130	CLFENCE	5	0	100	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			366,776
TOTAL MARKET OB/XF VALUE			5,784
TOTAL LAND VALUE - MARKET			27,131
TOTAL MARKET VALUE			399,691
SOH/AGL Deduction			112,232
ASSESSED VALUE			287,459
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			236,048
TOTAL JUST VALUE			399,691
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2475	REMODEL	85	09/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/746	4/17/2026	WD Q	Q	I	01	435,000
GRANTOR: CASTLE WILLIAM STANLE						
GRANTEE: MCBRIDE JASON W						
1451/377	10/22/2021	WD Q	Q	I	01	379,000
GRANTOR: O'NEAL JOHN G						
GRANTEE: CASTLE WILLIAM STAN						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W23 S64 E25 FOP= S6 E9 N6 W9\$ E42 S2 E13 N10 FOP= E5 N8 W5 S8\$ N37 W13 S14 UST= W2 FOP= W10 S6 E10 N6\$ S6 E2 N6\$ S6 W12 N6 L3 U3 W6 D3 L3 FOP= W4 N6 W10 N27 W6 S39 E20 N6\$ S6 W20 N39\$ PTR= N30 UDU= N10 W12 S10 E12\$ S30\$.												

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	250.00	145.00	21,705.00	SF		1.00	1.00	1.00	1.25	1.25	27,131								