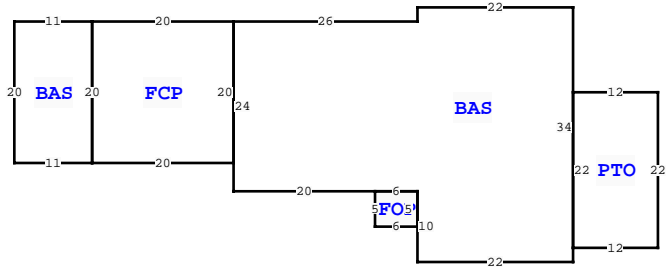
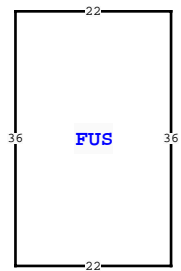


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	2,550	122.3481	137.03	349,426	1963	1963	0	0	35.00	65.00
1 SINGLE FAM			100% - 2019	Heated Area: 2428			HX Base Yr 2019				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	19,596
BAS	1,416	100		1,416	126,122
FCP	400	25		100	8,907
FOP	30	30		9	801
FUS	792	100		792	70,543
PTO	264	5		13	1,158
TOTALS	3,122			2,550	227,127

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	9	20	UT	1.50	1.50	100	0	0	3	100	270	
2	0166	CONC,PAVMT	0	100	16	64	UT	1.50	1.50	100	0	0	3	100	1,536	
3	0166	CONC,PAVMT	0	100	4	36	UT	1.50	1.50	100	0	0	3	100	216	

EXTRA FEATURES											
529 SW GRANDVIEW ST, LAKE CITY											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									
		04/21/2023									
		MLU									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			227,127
TOTAL MARKET OB/XF VALUE			2,022
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			247,649
SOH/AGL Deduction			85,616
ASSESSED VALUE			162,033
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			110,622
TOTAL JUST VALUE			247,649
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1957	1/12/2021	QC	U	I	11	68,800
GRANTOR: TATE TARA DEES						
GRANTEE: NICHOLSON BRIAN STE						
1358/1945	4/20/2018	WD	U	I	11	0
GRANTOR: JUDY U HUCHINGSON						
GRANTEE: TARA C TATE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S2 W26 FCP= W20 BAS= W11S20 E11 N20S S20 E20 N20S S24 E20 FOP= S5 E6 N5 W6S E6 S10 E22 N2 PTO= E12 N22W12 S22S N34S PTR=N20 FUS= N36 W22 S36 E22S S20S.	

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-	210.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							