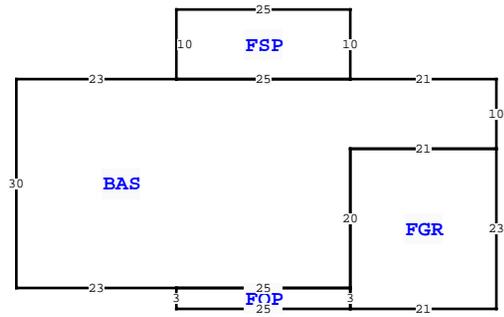
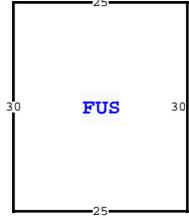




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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

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%	- 2021		Heated Area: 2400					HX Base Yr	2021		



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	6417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100		1,650	152,981
FGR	483	55		266	24,662
FOP	75	30		22	2,040
FSP	250	40		100	9,272
FUS	750	100		750	69,537
TOTALS	3,208			2,788	258,492

503 SW GRANDVIEW ST, 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	6	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

TOTAL OB/XF 600

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	DPHT 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	223.00	125.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	258,492		
TOTAL MARKET OB/XF VALUE	600		
TOTAL LAND VALUE - MARKET	20,350		
TOTAL MARKET VALUE	279,442		
SOH/AGL Deduction	78,175		
ASSESSED VALUE	201,267		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	149,856		
TOTAL JUST VALUE	279,442		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	274,912		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
411	MAINT/ALTR	50	08/02/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1730	1/04/2021	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: DUMAS JOHN EVERDEN						
1411/0819	5/07/2020	WD	Q	I	01	205,000
GRANTOR: BENJAMIN JAY SMITH &						
GRANTEE: JOHN EVERDEN & SARA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W23 S30 E23 FOP= S3 E25N3 W25\$ E25 FGR= S3 E21 N23 W21 S20\$ N20 E21 N10 W21 FSP= N10 W25 S10 E25\$ W25\$ PTR=N60 FUS= W25 S30 E25 N30\$S60\$.													