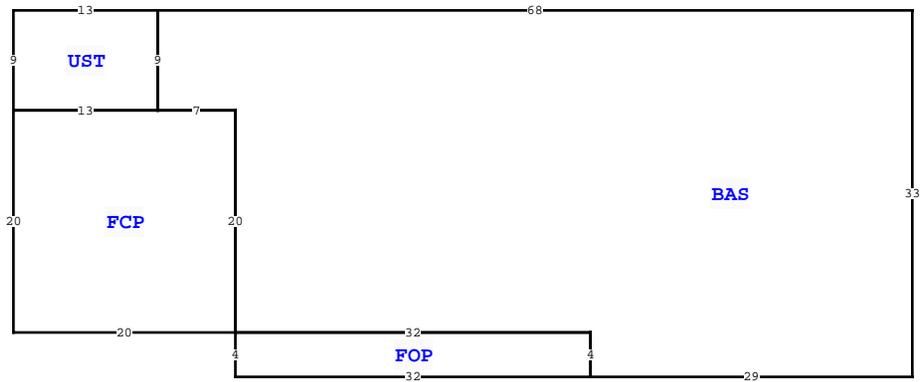


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	2,139	111.0650	126.61	270,819	1966	1966	0	0	10	35.00	55.00		
1 SINGLE FAM 0% - 0 Heated Area: 1948 HX Base Yr														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100		1,948	135,650
FCP	400	25		100	6,964
FOP	128	30		38	2,646
UST	117	45		53	3,691
TOTALS	2,593			2,139	148,950

522 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0.00	0.00	100	0	0	3	100	290	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

TOTAL OB/XF 2,190

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	0		*RSF	200.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 1	1	Tax Dist:		
BUILDING MARKET VALUE	148,950			
TOTAL MARKET OB/XF VALUE	2,190			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	169,640			
SOH/AGL Deduction	0			
ASSESSED VALUE	169,640			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	169,640			
TOTAL JUST VALUE	169,640			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	192,579			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/2069	1/30/2026	WD	Q	I	01	199,000
GRANTOR: RING FRED D						
GRANTEE: MARES PEDRO						
1389/0832	5/27/2005	LE	Q	I	01	100
GRANTOR: FRED G & LOUISE K KIN						
GRANTEE: F RING, P PORTER, J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 UST= W13 S9 E13 N9 S9 FCP= W13 S20 E20 N20 W7 S E7 S20 FOP= S4 E32 N4 W32 S E32 S4 E29 N33 S.	