

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	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	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	2,047	105.7882	118.48	242,529	2000	2000	0	0	25.00	75.00	



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
6417.0700	1.00/				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	5,687
BAS	343	100		343	30,479
BAS	1,382	100		1,382	122,804
FGR	440	55		242	21,504
FOP	42	30		13	1,155
PTO	64	5		3	266
TOTALS	2,335			2,047	181,897

1172 SW JAMESTOWN GLN, LAKE CITY

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

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			698.00	UT	1.50				1,047	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				200	

TOTAL OB/XF 1,247

LAND DESCRIPTION																								
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/06/2026 BY TP Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			181,897
TOTAL MARKET OB/XF VALUE			1,247
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			205,644
SOH/AGL Deduction			0
ASSESSED VALUE			205,644
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			154,233
TOTAL JUST VALUE			205,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2869	ADDN SFR	53	01/27/2004
1831	SFR	250	06/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1462	11/05/2025	WD Q	Q	I	01	220,000
GRANTOR: RUSSELL DANIEL E						
GRANTEE: HIGHTOWER TIMOTHY H						
1306/1935	12/23/2015	WD U	U	I	38	110,000
GRANTOR: FREDY M & KENIA ROSAR						
GRANTEE: DANIEL E & ASHLEY M						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W3 PTO= N8 W8 S8 E8 \$ W10 BAS= N11 W37 S11 E14 N8 E8 S8 E15\$ W15 BAS= N8 W8 S8 E8\$ W26S26 E5 S2 E10 N2 E2 FOP= E6N7 W6 S7\$ N7 E6 S7 E11 FGR= S22 E20 N22 W20 \$ E20 N26\$.												