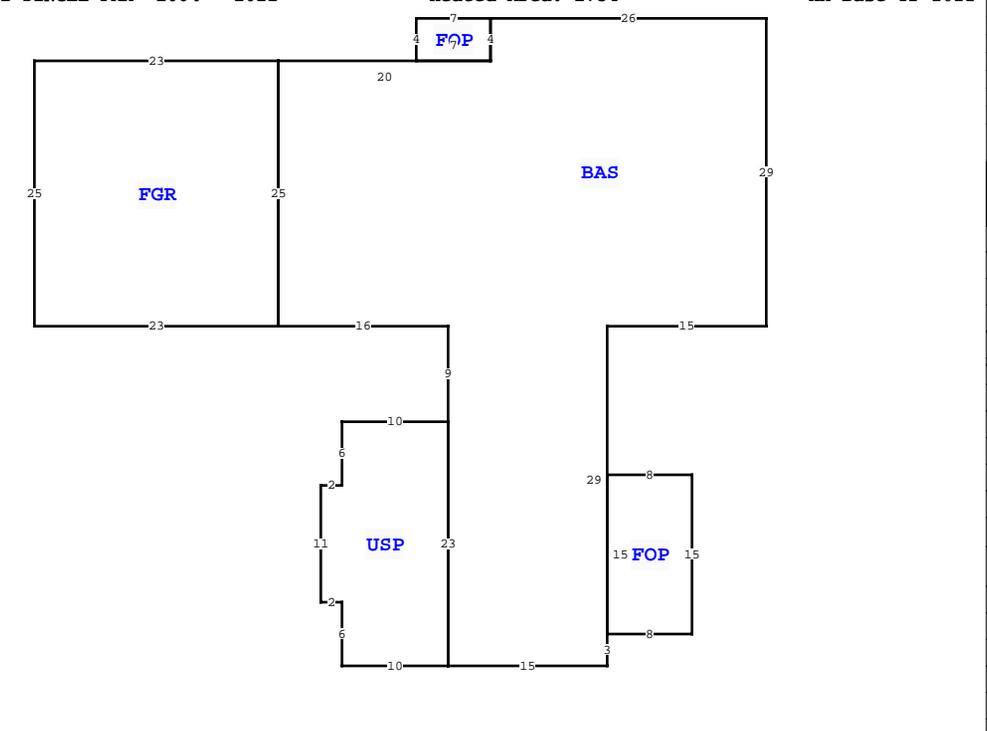


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 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	2,182	116.5230	132.84	289,857	1975	2012	0	0	0	13.00	87.00



Quality					
DOR CODE	MAP NUM				
05 05	0100 SINGLE FAMILY				
06	06				
NEIGHBORHOOD/LOC 6417.0900 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100		1,734	200,400
FGR	575	55		316	36,520
FOP	28	30		8	925
FOP	120	30		36	4,160
USP	252	35		88	10,170
TOTALS	2,709			2,182	252,176

526 SW CHAPEL HILL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	252,176	
TOTAL MARKET OB/XF VALUE	5,200	
TOTAL LAND VALUE - MARKET	23,125	
TOTAL MARKET VALUE	280,501	
SOH/AGL Deduction	161,148	
ASSESSED VALUE	119,353	
TOTAL EXEMPTION VALUE	51,411	
BASE TAXABLE VALUE	67,942	
TOTAL JUST VALUE	280,501	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	278,925	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1160	SFR	0	11/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1217	10/27/2021	WD	Q	I	01	255,000
GRANTOR: FERARO ROSARIO C						
GRANTEE: RICE ERIC						
1282/1569	10/02/2014	WD	Q	I	01	95,000
GRANTOR: MARILYN L ROBBINS						
GRANTEE: ROSARIO C FERARO						

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	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	100	1993	1993	3	100	2,000	
5	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	100	1993	1993	3	100	600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W26 S4 W20 S25 E16 S9 S23 E15 N3 N29 E15 N29 \$	
FGR=[ORIG=-46,4] W23 S25 E23 N25 \$	
USP=[ORIG=-30,38] W10 S6 W2 S11 E2 S6 E10 N23 \$	
FOP=[ORIG=-15,58] E8 N15 W8 S15 \$	
FOP=[ORIG=-26,0] W7 S4 E7 N4 \$	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125								