

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	1518.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,766
FOP	206
UGR	600
TOTALS	2,572

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%	- 0									HX	Base Yr
Heated Area: 1766 Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.													
TOTALS		2,098	182,382										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			182,382
TOTAL MARKET OB/XF VALUE			19,780
TOTAL LAND VALUE - MARKET			64,650
TOTAL MARKET VALUE			210,290
SOH/AGL Deduction			93,679
ASSESSED VALUE			116,611
TOTAL EXEMPTION VALUE	HX HB SX WX		104,331
BASE TAXABLE VALUE			12,280
TOTAL JUST VALUE			266,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,606

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
3628 SE HIGH FALLS RD, LAKE CITY				04/11/2025	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	1,000	
3	0030	BARN,MT	0	0	30	32	960.00	UT	10.00	100	2005	2005	3	100	9,600	
4	0030	BARN,MT	0	0	30	32	960.00	UT	8.00	100	2005	2005	3	100	7,680	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	
TOTALS															19,780	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/751	3/28/2023	LE U		I	14	100
GRANTOR: DEVEREUX GLORIA A LIS						
GRANTEE: LISTON CHRISTOPHER						

BUILDING NOTES			
NULL			

BUILDING DIMENSIONS			
NULL			

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5700	A	TIMBER 4	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	227.00	227.00	908							
3	6200	A	PASTURE 3	0			0.00	0.00	7.93	AC		1.00	1.00	1.00	280.00	280.00	2,220							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	11.93	AC		1.00	1.00	1.00	5,000.00	5,000.00	59,650							