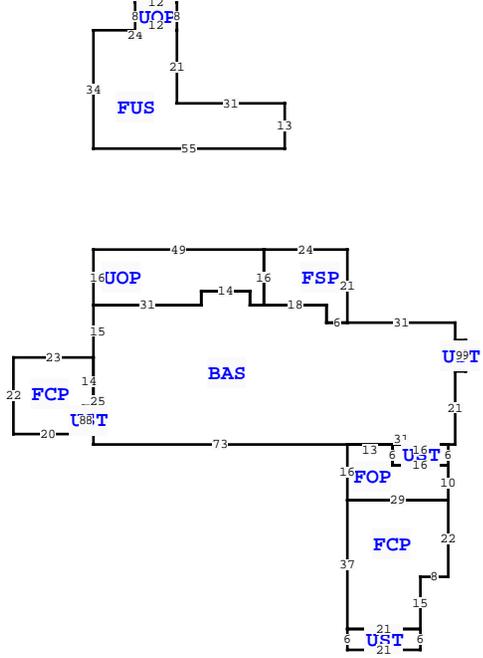


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 90	
Interior Floor	15	HARDTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame		N/A 100	
Stories	1.5	1.5 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
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	6,172	90.1341	102.75	634,173	1972	1972	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2025 Heated Area: 5250 HX Base Yr 2025



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,031	100		4,031	186,383
FCP	482	25		120	5,549
FCP	953	25		238	11,005
FOP	368	30		110	5,086
FSP	414	40		166	7,676
FUS	1,219	100		1,219	56,363
UOP	96	20		19	878
UOP	728	20		146	6,751
UST	24	45		11	509
UST	27	45		12	555
TOTALS	8,564			6,172	285,378

\*\* This building has 12 Sub-Areas  
 1951 S MARION AVE, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	0300	TENNIS CRT	0	100	0	0	0	1.00	UT 3,750.00	3,750.00	100	1972	1972	3	100	3,750
2	0166	CONC, PAVMT	0	100	0	0	0	7,295.00	UT 0.65	0.65	75	1972	1972	3	75	3,556
3	0170	FPLC 2STRY	0	100	0	0	0	1.00	UT 2,750.00	2,750.00	100	0	0	3	100	2,750
4	0220	JACUZZI	0	100	0	0	0	1.00	UT 0.00	0.00	100	0	0	3	100	1,500
5	0280	POOL R/CON	0	100	32	16	0	512.00	UT 70.00	70.00	100	1990	1990	3	40	14,336
6	0260	PAVEMENT-A	0	100	0	0	0	1.00	UT 0.00	0.00	100	2012	2012	3	100	1,500

TOTAL OB/XF 27,392

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	104,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			285,378
TOTAL MARKET OB/XF VALUE			27,392
TOTAL LAND VALUE - MARKET			104,000
TOTAL MARKET VALUE			416,770
SOH/AGL Deduction			0
ASSESSED VALUE			416,770
TOTAL EXEMPTION VALUE	HX HB 95		416,770
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			416,770
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			411,770
SALE:1:1: HOUSE WITH 8 ACRES ONE SALE 2 DEEDS			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045075	Roof Replacement	28,931	07/29/2022
498	ADDN SFR	50	01/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/807	7/16/2024	WD	U	I	11	100
GRANTOR: MACKEY JOSEPH R						
GRANTEE: MACKEY GREGORY E						
1519/1017	7/16/2024	WD	U	I	30	323,500
GRANTOR: MACKEY JOSEPH R JR						
GRANTEE: MACKEY GREGORY E						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= E73 FOP= S16 FCP= S37 UST= S6E21 N6 W21\$E21 N15E8N22W29\$E29N10 UST= N6 W16 S6 E16\$ W16 N6 W13\$ E31 N21 UST= E3N9 W3 S9\$ N14 W31 FSP= N21 W24 S16 E18 S5 E6\$ W6 N5 W18 UOP= N16 W49 S16 E31 N4 E14 S4 E4\$W4N4 W14 S4 W31 S15 FCP= W23 S22 E20 UST= E3 N8 W3 S8\$ N8 E3 N14\$ S25\$ PTR= N85FUS= E55 N13 W31N21 UOP= N8 W12 S8 E12\$ W24 S34 \$ S85\$.	