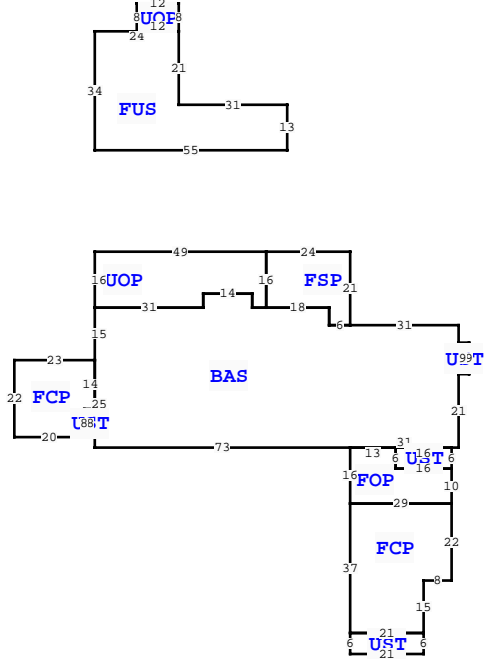


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	N/A 100
Stories	1.5 100
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
1	SINGLE FAM	100%	- 2025		623,063	1972	1972	0	0	20	35.00	45.00
				Heated Area: 5250				HX Base Yr 2025				



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

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,031	100		4,031	183,118
FCP	482	25		120	5,451
FCP	953	25		238	10,812
FOP	368	30		110	4,997
FSP	414	40		166	7,541
FUS	1,219	100		1,219	55,376
UOP	96	20		19	863
UOP	728	20		146	6,633
UST	24	45		11	500
UST	27	45		12	545
TOTALS	8,564			6,172	280,378

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 BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		280,378	
TOTAL MARKET OB/XF VALUE		27,392	
TOTAL LAND VALUE - MARKET		104,000	
TOTAL MARKET VALUE		411,770	
SOH/AGL Deduction		0	
ASSESSED VALUE		411,770	
TOTAL EXEMPTION VALUE		HX HB 95 411,770	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		411,770	
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 W21S E21 N15E8N22W29S E29N10 UST= N6 W16 S6 E16S W16 N6 W13S E31 N21 UST= E3N9 W3 S9S N14 W31 FSP= N21 W24 S16 E18 S5 E6S W6 N5 W18 UOP= N16 W49 S16 E31 N4 E14 S4 E4S W4N4 W14 S4 W31 S15 FCP= W23 S22 E20 UST= E3 N8 W3 S8S N8 E3 N14S S25S PTR= N85FUS= E55 N13 W31N21 UOP= N8 W12 S8 E12S W24 S34 S S85S.	