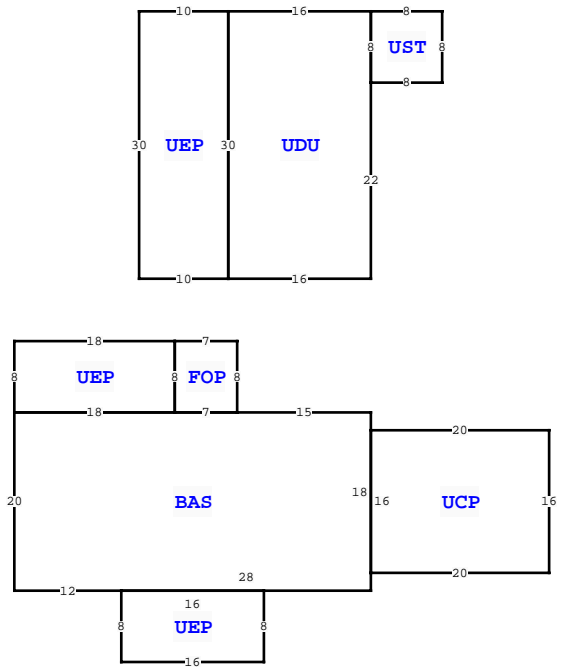




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	800	100	
FOP	56	30	
UCP	320	20	
UDU	480	55	
UEP	128	60	
UEP	144	60	
UEP	300	60	
UST	64	45	
TOTALS	2,292		1,517

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,517	88.9337	99.61	151,108	1986	1986	0	0	10	35.00	55.00
1 SINGLE FAM 100% - 2023 Heated Area: 800 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			83,109
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			129,009
SOH/AGL Deduction			10,215
ASSESSED VALUE			118,794
TOTAL EXEMPTION VALUE	HX HB 13		118,794
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			129,009
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2639	1/30/2023	WD	U	I	11	100
GRANTOR: THE PRESERVE INC						
GRANTEE: MULLIS JAMES M						
1457/1136	1/20/2022	WD	Q	I	01	108,000
GRANTOR: THE PRESERVE INC						
GRANTEE: MULLIS JAMES M						

EXTRA FEATURES		2198 S MARION AVE, LAKE CITY															
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				0	400	
2	0120	CLFENCE	4	0	100	0			1.00	UT	0.00				3	500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W15 W7 W18 S20 E12 E28 N2 N18 \$											
UDU=[ORIG=0,-15] N22 N8 W16 S30 E16 \$											
UCP=[ORIG=0,18] E20 N16 W20 S16 \$											
UEP=[ORIG=-16,-45] W10 S30 E10 N30 \$											
UEP=[ORIG=-22,0] N8 W18 S8 E18 \$											
UEP=[ORIG=-28,20] S8 E16 N8 W16 \$											
UST=[ORIG=0,-37] E8 N8 W8 S8 \$											
FOP=[ORIG=-15,0] N8 W7 S8 E7 \$											
PTR=[ORIG=0,0] N15 S15 \$											

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			0.00	0.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							