



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	03	MASONRY	100		
Story Height		8	100		
RMS		0	100		
Stories	0	0	100		
Units		2	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0800	MULTI-FAM	<10		
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	8417.0300	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100		1,325	68,119
UOP	84	20		17	874
USP	96	35		34	1,748
UST	36	45		16	823
UST	36	45		16	823
TOTALS	1,577			1,408	72,386

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,408	114.2400	102.82	144,771	1964	1964	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1325 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			72,386
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			16,650
TOTAL MARKET VALUE			89,036
SOH/AGL Deduction			17,205
ASSESSED VALUE			71,831
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			71,831
TOTAL JUST VALUE			89,036
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050587	Electrical Servic	0	08/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0533	6/17/2014	WD	U	I	11	100

GRANTOR: MICHAEL S & DEL R FED  
 GRANTEE: BAXTER-DALTON PROPE  
 1040/0697 3/01/2005 WD Q I 315,000  
 GRANTOR: ROBERT JORDAN  
 GRANTEE: MICHAEL S & DEL FED

EXTRA FEATURES		267 SW DAVACA GLN, 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

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W13 UST= N6 W6 S6 E6\$ W6 USP= N6 W16 S6E16\$ W16 UST= N6 W6 S6 E6\$ W18 S25 E13UOP= S3 E28 N3 W28\$ E40 N25\$.											

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	0300	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							