

521-517.

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	9417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	154	100		154	13,356
BAS	1,108	100		1,108	96,096
FGR	435	55		239	20,729
FOP	124	30		37	3,209
UOP	60	20		12	1,041
UOP	120	20		24	2,081
TOTALS	2,001			1,574	136,512

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,574	119.1360	133.43	210,019	1980	1980	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1262 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		136,512	
TOTAL MARKET OB/XF VALUE		2,900	
TOTAL LAND VALUE - MARKET		16,650	
TOTAL MARKET VALUE		156,062	
SOH/AGL Deduction		62,666	
ASSESSED VALUE		93,396	
TOTAL EXEMPTION VALUE	98 HX HB	93,396	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		156,062	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042938	Roof Replacement	19,000	10/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0521/0517	9/01/1983	WD	Q	I		45,000
GRANTOR:						
GRANTEE:						
0455/0055	3/01/1980	03	Q	I		32,900
GRANTOR:						
GRANTEE:						

EXTRA FEATURES															255 SE WOODHAVEN ST, 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	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 BAS= N11 W14 S11 E14\$ W23 UOP= W15 S4 E15 N4\$ S4 FGR= W15 S29 E15 N29\$ S25 FOP= S4 E31 N4 W31 \$ E31 N10 E11 N19\$ UOP= N10 W12 S10 E12\$.	

LAND DESCRIPTION										TOTAL OB/XF										2,900				
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							