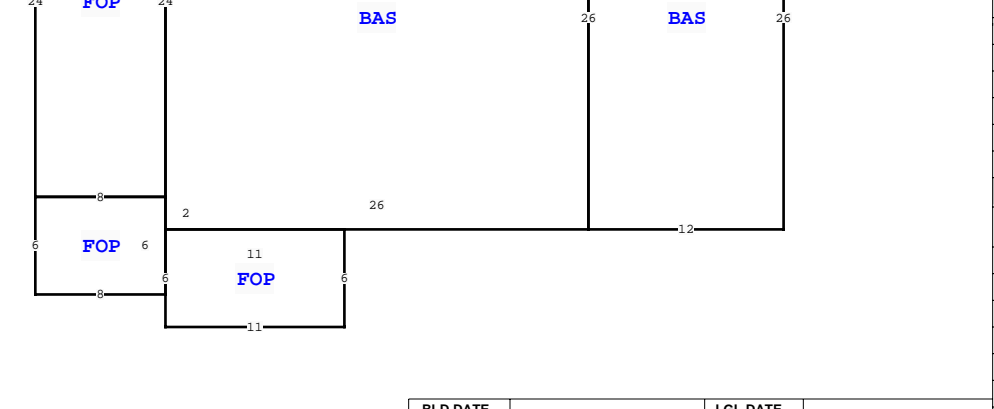


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,193	75.6024	84.67	101,011	1962	1962	0	0	20	35.00	45.00		



Quality	02 02				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	10416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	11,888
BAS	676	100		676	25,757
FOP	48	30		14	533
FOP	66	30		20	762
FOP	112	30		34	1,296
FOP	192	30		58	2,210
FST	144	55		79	3,010
TOTALS	1,550			1,193	45,455

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			45,455
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			8,450
TOTAL MARKET VALUE			54,505
SOH/AGL Deduction			0
ASSESSED VALUE			54,505
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			54,505
TOTAL JUST VALUE			54,505
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053164	Electrical Servic		05/20/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2622	12/02/2024	WD	Q	I	01	65,000
GRANTOR: WILLIAMS NIKKI						
GRANTEE: SHEPPARD KELLY						
1523/2392	9/18/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MOSER						
GRANTEE: WILLIAMS NIKKI						

EXTRA FEATURES																
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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

766 SW PRAIRIE ST, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W2 FST= N8 W18 S8 E18\$ W18 FOP= N8 W14 S8 E14 \$ W6 FOP= W8 S24 E8 N24\$ S24 FOP= W8 S6 E8 N6\$ S2 FOP= S6E11 N6 W11\$ E26 N26\$ BAS= S26 E12 N26 W12\$.														

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	0		*RSP	40.00	203.00	0.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	8,450							