

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
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
Architactual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2007									Heated Area: 1643 HX Base Yr 2007	



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM					
NEIGHBORHOOD/LOC	10416.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	21,973
BAS	1,387	100		1,387	119,049
FCP	500	25		125	10,729
FOP	132	30		40	3,433
FST	105	55		58	4,978
TOTALS	2,380			1,866	160,163

180 SW JUSTIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	100	0	0	UT	1.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	100	12	16	UT	5.00	5.00	100	1993	1993	3	100	960	
4	0166	CONC, PAVMT	0	100	0	0	UT	2.50	2.50	100	0	0	3	100	3,100	
5	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION TOTAL OB/XF 6,110

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,163
TOTAL MARKET OB/XF VALUE			6,110
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			201,273
SOH/AGL Deduction			74,292
ASSESSED VALUE			126,981
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			75,570
TOTAL JUST VALUE			201,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044424	Roof Replacement	14,701	05/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/1048	5/26/2006	WD	Q	I		115,000
GRANTOR: NORMA CARVER						
GRANTEE: CHRISTOPHER A & DAW						
0377/0478	4/01/1977	03	Q	I		32,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W26 BAS= N16 S16 E16\$ W31 FST= W15 S7 E15 N7\$ S7
FCP= W15 S25 E20 N25 W5\$ E5 S19 FOP= S6 E22 N6 W22\$ E52 N26\$.