



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	60		
Interior Floo	15	HARDTILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	12416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100		2,512	241,431
FOP	160	30		48	4,613
HGR	2,880	45		1,296	124,560
PTO	320	5		16	1,538
TOTALS	5,872			3,872	372,142

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,872	114.3135	130.32	504,599	2004	2004	0	0	26.25	73.75

1 SINGLE FAM 0% - 2023 Heated Area: 2512 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			372,142
TOTAL MARKET OB/XF VALUE			6,240
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			413,382
SOH/AGL Deduction			0
ASSESSED VALUE			413,382
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			413,382
TOTAL JUST VALUE			413,382
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18289	SFR	890	05/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/862	3/17/2022	WD	Q	I	01	350,000
GRANTOR: RANKIN PHILIP G						
GRANTEE: ELLIS JAMES F						
0906/0728	7/10/2000	WD	Q	V		29,000
GRANTOR: RONALD JOHNSON						
GRANTEE: PHILIP RANKIN						

EXTRA FEATURES		375 SW CESSNA CT, 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	0	0	3,120.00	UT	2.00	2.00	100	2004	2004	3	100	6,240	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 S68 E18 FOP= S10 E16 N10 W16\$ E34 N36 W32 N32\$ HGR= S32 E60 N48 W60 S16\$ PTO= N16 W20 S16 E20\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,240																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							