

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	03	1,849	97.7130	87.94	162,601	1978	1978	0	0	50.00	50.00	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 2												Tax Dist:
BUILDING MARKET VALUE												81,300
TOTAL MARKET OB/XF VALUE												2,650
TOTAL LAND VALUE - MARKET												18,500
TOTAL MARKET VALUE												102,450
SOH/AGL Deduction												2,626
ASSESSED VALUE												99,824
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												99,824
TOTAL JUST VALUE												102,450
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												97,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043164	Roof Replacement	12,477	11/15/2021

SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
1266/2226	12/13/2013	WD Q	Q	I	01	157,000						

MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	15417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	77,959
FOP	6	30		2	88
FOP	6	30		2	88
FOP	45	30		14	616
FOP	45	30		14	616
FST	35	55		19	836
UOP	125	20		25	1,100
TOTALS	2,035			1,849	81,300

102 SE BRACKEN WAY, 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	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

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

LAND DESCRIPTION																								
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	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W13 FOP= N5 W9 S5 E9\$ W9 FST= N5 W7 S5 E7\$ W7 FOP= N5 W9 S5E9\$ W22 S35 E12 UOP= S5 E25 N5 W25\$ FOP= E3 N2 W3 S2\$ N2 E3 S2 E21 FOP= E3N2 W3 S2\$ N2 E3 S2 E12 N35\$.												