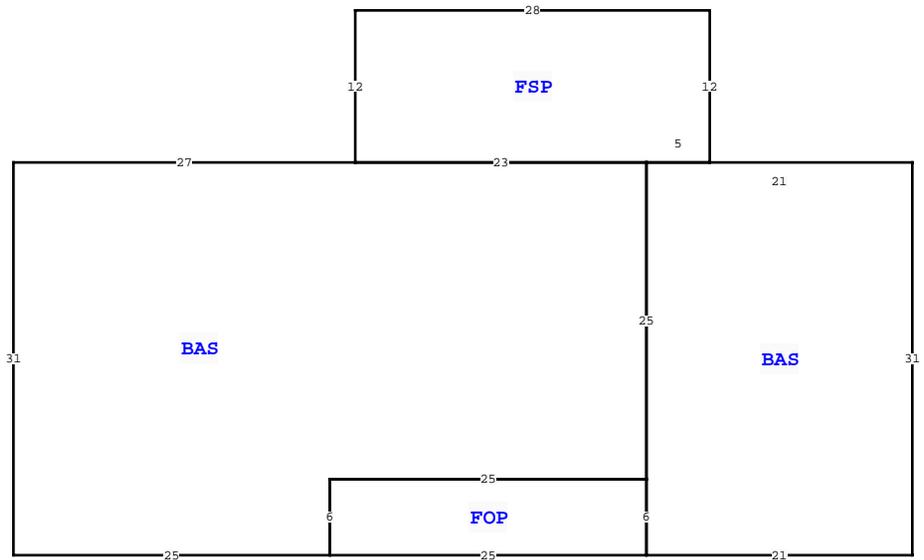




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectural	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	50%	- 0									Heated Area: 2051 HX Base Yr	



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		16316.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	651	100		651	54,256
BAS	1,400	100		1,400	116,680
FOP	150	30		45	3,751
FSP	336	40		134	11,168
TOTALS	2,537			2,230	185,855

176 NW ACORN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
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	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE	4	0	50	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0070	CARPORT UF	0	50	25	25	625.00	UT	5.00	5.00	100	2008	2008	3	100	3,125	
5	0251	LEAN TO W/	0	50	16	32	512.00	UT	5.00	5.00	100	2008	2008	3	100	2,560	

TOTAL OB/XF 7,385

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	0100	C	SFR	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			200,884	
TOTAL MARKET OB/XF VALUE			7,385	
TOTAL LAND VALUE - MARKET			26,000	
TOTAL MARKET VALUE			234,269	
SOH/AGL Deduction			58,754	
ASSESSED VALUE			175,515	
TOTAL EXEMPTION VALUE			25,866	
BASE TAXABLE VALUE			149,649	
TOTAL JUST VALUE			234,269	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			234,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19383	STORAGE	85	04/03/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V / I	RSN CD	SALE PRICE
0809/0971	8/14/1995	WD Q	Q	I	03	0
GRANTOR: TRACY L FORD						
GRANTEE: ALTON BRUCE FORD						
0715/0775	8/18/1989	WD Q	Q	I		49,500
GRANTOR: MILLAR FRANK						
GRANTEE: FORD ALTON BRUCE						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W27 S31 E25 FOP= E25 N6W25S6\$ N6 E25 BAS= S6 E21 N31W21 S25\$ N25 FSP= E5 N12 W28 S12 E23\$ W23\$.													

