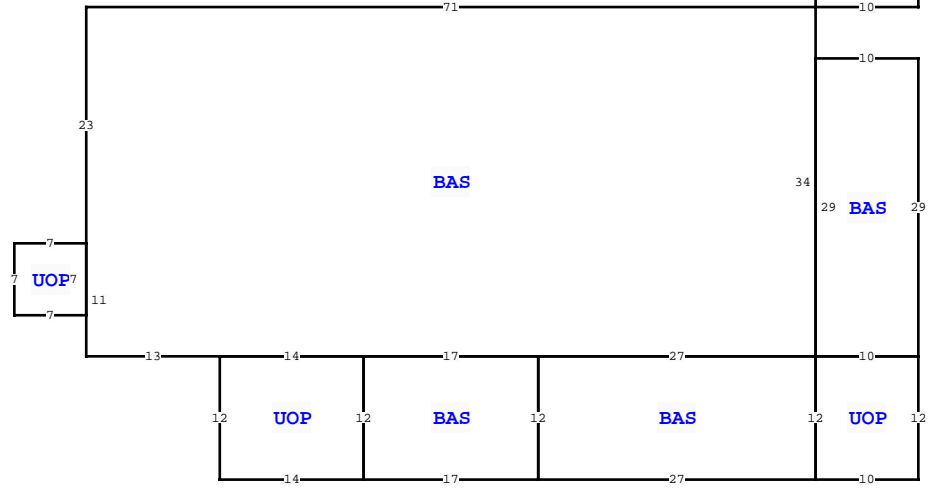


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectural Units	05	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	07		
NEIGHBORHOOD/LOC	17317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100		204	16,039
BAS	290	100		290	22,801
BAS	324	100		324	25,474
BAS	2,414	100		2,414	189,798
UOP	49	20		10	787
UOP	100	20		20	1,572
UOP	120	20		24	1,887
UOP	168	20		34	2,673
TOTALS	3,669			3,320	261,032

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,320	108.0000	120.96	401,587	1973	1973	0	0	35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 3232 HX Base Yr 2016											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			261,032
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			31,500
TOTAL MARKET VALUE			300,332
SOH/AGL Deduction			134,136
ASSESSED VALUE			166,196
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			114,785
TOTAL JUST VALUE			300,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0087	10/23/2015	QC	U	I	11	100
GRANTOR: RAFAEL THOMPSON						
GRANTEE: ADAM RIVERA						
1303/0085	10/23/2015	QC	U	I	11	100
GRANTOR: RAFAEL THOMPSON						
GRANTEE: ADAM RIVERS						

EXTRA FEATURES		655 NE COLVIN AVE, 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	0070	CARPOT UF	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		TOTAL OB/XF 7,800																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.70	AC		1.00	1.00	1.00	10,000.00	10,000.00	17,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.45	AC		1.00	1.00	1.00	10,000.00	10,000.00	14,500							

REVIEW DATE		BY		DF		Total Acres: 3.15		Total Land Value: 31,500		Market: 0		Agricultural: 0		Common: 31,500		PRINTED 06/23/2026 BY SYS	
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