

| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|---|------------------|--------------|----------------------|--------------|----------------------|-----------------------------------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|---------------------------------|---------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 60,000 TOTAL MARKET VALUE 60,000 SOH/AGL Deduction 5,550 ASSESSED VALUE 54,450 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 54,450 TOTAL JUST VALUE 60,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000 | | | | | | | | | | | |
| DOR CODE 0000 VACANT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM MKT AREA 01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 17416.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | 165 SW ADOBE POINTE LN, LAKE CITY | | | | | | | | | | BLD DATE XF DATE INC DATE | | | | LGL DATE LAND DATE AG DATE | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | | | | | | | | |
| REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| 1500/138 | 9/15/2023 | WD | Q | V | 01 | 74,000 |
| GRANTOR: PIERRE JEAN F | | | | | | |
| GRANTEE: LUETTICH FAMILY LIV | | | | | | |
| 1039/2895 | 3/01/2005 | WD | Q | V | | 43,000 |
| GRANTOR: JAMES A PILKINGTON II | | | | | | |
| GRANTEE: JEAN F PIERRE & MAR | | | | | | |

BUILDING NOTES

BUILDING DIMENSIONS