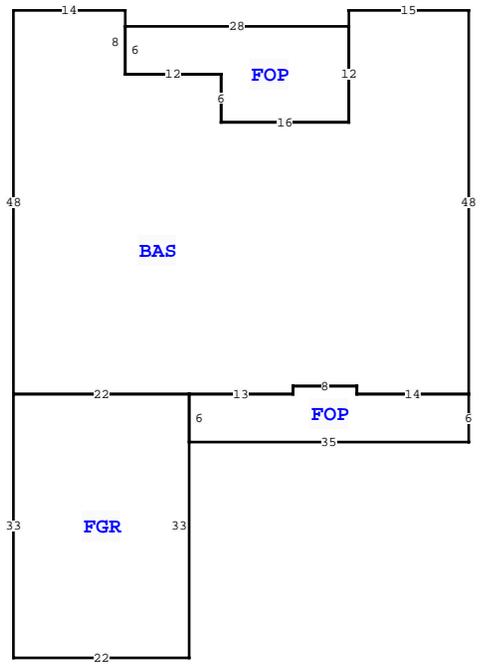




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPK 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,951	120.3576	137.21	404,907	2017	2017	0	0	0	8.00	92.00		
1 SINGLE FAM 0% - 2021 Heated Area: 2408 HX Base Yr														



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	18517.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,408	100		2,408	303,970
FGR	726	55		399	50,367
FOP	218	30		65	8,205
FOP	264	30		79	9,973
TOTALS	3,616			2,951	372,514

389 SW UPSTAGE GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2024	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1,810.00	UT	2.00	2.00	100	2017	2017	3	100	3,620	

TOTAL OB/XF 4,820

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			484,788
TOTAL MARKET OB/XF VALUE			4,820
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			629,608
SOH/AGL Deduction			14,030
ASSESSED VALUE			615,578
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			615,578
TOTAL JUST VALUE			629,608
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			626,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054353	Remodel	16,939	10/29/2025
000042646	New Residential C	161,000	08/30/2021
35097	SFR	1,260	03/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/1156	8/17/2020	WD Q	Q	I	01	385,000
GRANTOR: MICHELLE LYNN DORCAS						
GRANTEE: RICHARD ALAN & PEAR						
1329/1327	1/20/2017	WD Q	Q	V	03	54,900
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: MICHELLE LYNN DORCA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 S2 FOP= W28 S6 E12 S6 E16 N12\$ S12 W16 N6 W12 N8 W14 S48 FGR= S33 E22 N33 W22\$ E22 FOP= S6 E35 N6 W14 N1 W8 S1 W13\$ E13 N1 E8 S1 E14 N48\$.

