

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	
0100	01	1,145	94.4194	107.64	123,248	1971	1971	0	0	35.00	65.00	

1 SINGLE FAM	0%	- 2024	Heated Area: 960	HX Base Yr
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			80,111
TOTAL MARKET OB/XF VALUE			1,100
TOTAL LAND VALUE - MARKET			19,725
TOTAL MARKET VALUE			100,936
SOH/AGL Deduction			0
ASSESSED VALUE			100,936
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			100,936
TOTAL JUST VALUE			100,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,530

Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	19417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	67,167
FCP	240	25		60	4,198
FOP	42	30		13	909
FSP	210	40		84	5,877
UST	63	45		28	1,959
TOTALS	1,515			1,145	80,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047691	Roof Replacement	5,000	07/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/512	7/03/2023	WD	Q	I	01	100,000

GRANTOR: MCGLAMERY JAMES
GRANTEE: SPARKS CONSTRUCTION
0399/0352 3/01/1978 WD Q I 21,400
GRANTOR:
GRANTEE:

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	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0210	GARAGE U	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	

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

1723 SW PACKARD ST, LAKE CITY

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS= W40 S24 E26 FOP= S3 E14N3 W14\$ E14 FCP= S3 E12 N20 W12 S 17\$ N17 UST= E9 N7 W9 S7\$ N7\$ FSP= N10 W21 S10 E21\$.

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	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		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	18,500.00	15,725.00	15,725									
2	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000.00	1,000.00	1,000									
3	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000.00	1,000.00	1,000									
4	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000.00	1,000.00	1,000									
5	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000.00	1,000.00	1,000									