



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	100		
Interior Floor	00	N/A	0		
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		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	21417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100	2026	2,466	299,570
FCP	624	25	2026	156	18,951
FOP	348	30	2026	104	12,634
FOP	396	30	2026	119	14,456
TOTALS	3,834			2,845	345,611

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		345,611	2025	2025	0	0	0.00	100.00
Heated Area: 2466						HX Base Yr 2026					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			345,611
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			355,634
SOH/AGL Deduction			0
ASSESSED VALUE			355,634
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			304,223
TOTAL JUST VALUE			463,221
NCON VALUE			353,111
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051849	New Residential C	440,000	12/16/2024
000049512	Electrical Servic	0	03/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1404	2/10/2023	WD Q	V	01		65,000

GRANTOR: FOREMAN MICHAEL C  
 GRANTEE: BARBER THOMAS A

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	0030	BARN,MT	0	100	30	50			5.00	100	2026	2025		100	7,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	07/29/2022

BUILDING NOTES											
829 SE RACETRACK LN, LAKE CITY											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=51,12] W53 N12 W13 S47 E66 N35 \$											
FCP=[YR=2026;ORIG=27,-14] E24 S26 W24 N26 \$											
FOP=[YR=2026;ORIG=-15,47] E66 S6 W66 N6 \$											
POP=[YR=2026;ORIG=-2,0] E29 S12 W29 N12 \$											

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	6200	A	PASTURE 3	0					9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
2	9910	M	MKT.VAL.AG	0					10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	0.00	0.00	0							