

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,726	98.7840	110.64	190,965	1989	1989	0	0	35.00	65.00

1 SINGLE FAM 100% - 0
Heated Area: 1616
HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	23,013
BAS	1,296	100		1,296	93,203
FOP	56	30		17	1,223
UOP	36	20		7	503
UST	192	45		86	6,185
TOTALS	1,900			1,726	124,127

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	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	0	0	0.00	100	0	0	3	100	100	
3	0080	DECKING	0	100	0	0	0	0	0.00	100	2004	2004	3	100	200	

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

305 SW THOMPkins LOOP, LAKE CITY

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	100		RSF-2	40.00	150.00	1.00	LT		1.00	1.00	0.95	15,000.00	14,250.00	14,250							

TOTAL OB/XF												1,500											
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				124,127	
TOTAL MARKET OB/XF VALUE				1,500	
TOTAL LAND VALUE - MARKET				14,250	
TOTAL MARKET VALUE				139,877	
SOH/AGL Deduction				51,988	
ASSESSED VALUE				87,889	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				36,478	
TOTAL JUST VALUE				139,877	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				139,877	
SALE: 2:1: 5 PARCELS / 1 DEED					
LAND: 1:1: .50 AC.. ADJ3; IRREGULAR LOT.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/829	5/12/2026	WD Q	Q	I	01	119,000
GRANTOR: DIALS JOANNE O'QUINN						
GRANTEE: H&M N LLC						
0682/0319	4/18/1989	WD Q	Q	I		41,300
GRANTOR: AFFORDABLE HOUSING						
GRANTEE: JOANNE O'QUINNE						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W40 S24 E26 FOP= S4 E14N4 W14\$ E14 S4 E12 N11 UOP= E6 N6 W6 S6\$ N17 W12\$ UST= E12 N16 W12 S16\$ BAS= N16 W20 S16 E20\$.	