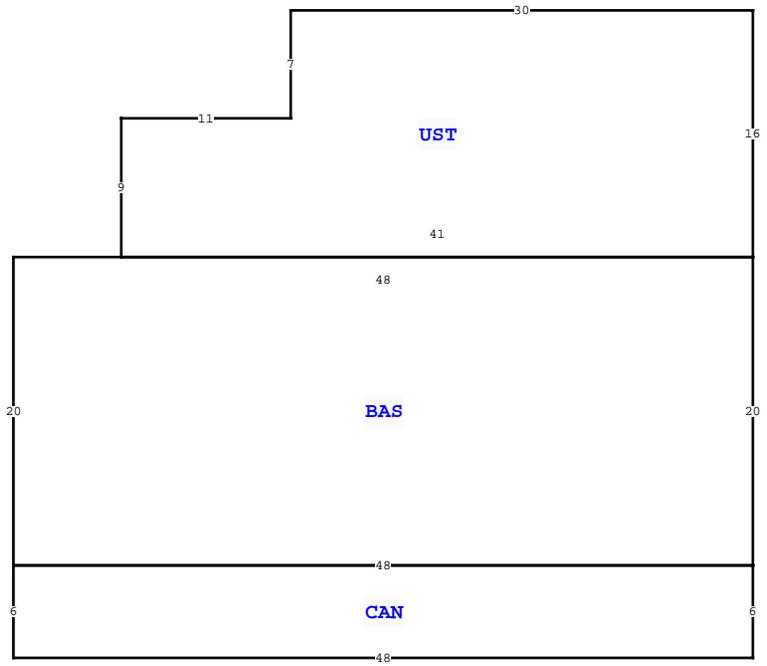




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Air Condition	04	ROOF TOP	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	03	MASONRY	100
Stories	0	0	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Quality	04	04	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
CAN	288	30	
UST	579	45	
TOTALS	1,827		1,307 80,962

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,307	83.6000	95.30	124,557	1955	1955	0	0	35.00	65.00		
2 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				126,973		
TOTAL MARKET OB/XF VALUE				10,600		
TOTAL LAND VALUE - MARKET				23,047		
TOTAL MARKET VALUE				160,620		
SOH/AGL Deduction				9,379		
ASSESSED VALUE				151,241		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				151,241		
TOTAL JUST VALUE				160,620		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				154,947		
SALE: 3:1: \$.60 STAMPS (FAMILY)						
XFOB: 1:1: PEAC MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000052330	Roof Replacement	6,700	02/13/2025			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/2449	5/20/2015	WD	U	I	37	165,000
GRANTOR: DMAC OF LAKE CITY INC						
GRANTEE: KENNETH F KEEN						
1152/0309	6/10/2008	WD	Q	I	01	100
GRANTOR: DAVID MANGRUM						
GRANTEE: DMAC OF LAKE CITY I						
BUILDING NOTES						
BUILDING DIMENSIONS						
UST= N16 W30 S7 W11 S9 E41\$ BAS= W48 S20 CAN= S6 E48 N6 W48\$ E48 N20\$.						

EXTRA FEATURES														173 SW ALMOND GLN, LAKE CITY		
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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,200	
2	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF 10,600										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		A-1	0.00	0.00	6,098.00	SF		1.00	1.00	1.00	1.75	1.75	10,672							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.55	AC		1.00	1.00	1.25	18,000.00	22,500.00	12,375							

