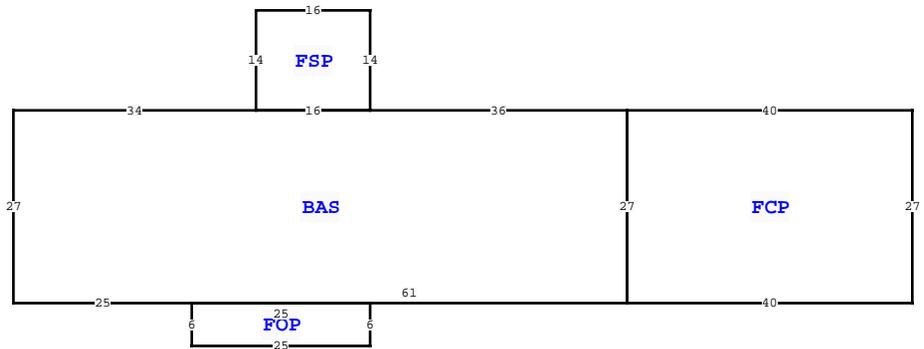




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
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				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	22216.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100		2,322	184,995
FCP	1,080	25		270	21,511
FOP	150	30		45	3,585
FSP	224	40		90	7,170
TOTALS	3,776			2,727	217,261

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%	2018		334,248	1974	1974	0	0	35.00	65.00	
Heated Area: 2322 HX Base Yr 2018												



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		217,261	
TOTAL MARKET OB/XF VALUE		3,290	
TOTAL LAND VALUE - MARKET		21,600	
TOTAL MARKET VALUE		242,151	
SOH/AGL Deduction		103,321	
ASSESSED VALUE		138,830	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		87,419	
TOTAL JUST VALUE		242,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,640	

SALE:2:1: LOTS 17 & 18 BLK C SUWANNEE VALLEY EST.
 SALE:1:1: CONVEYANCE-EXCHANGE FOR COVENANT NOT TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052063	Roof Replacement	22,500	01/14/2025
27380	MAINT/ALTR	70	09/29/2008
270016	STORAGE	105	05/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/1442	4/18/2016	WD Q	Q	I	01	119,900
GRANTOR: SANDRA S LIVINGSTON						
GRANTEE: DANIEL & TRACI BRAN						
0939/0623	11/05/2001	WD P	P	I	99	75,500
GRANTOR: KENNETH & CODEY LATRE						
GRANTEE: SANDRA S LIVINGSTON						

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	0166	CONC, PAVMT	0	100	0	0	465.00	UT	2.00	2.00	50	1993	1993	3	50	465	
2	0120	CLFENCE	4	0	100	8	260.00	UT	4.50	4.50	50	1993	1993	3	50	585	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	14.00	14.00	100	2008	2008	3	100	2,240	

TOTAL OB/XF													3,290					
282 NW ABIGAIL LN, LAKE CITY													BLD DATE		LGL DATE		05/07/2026	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS
 BAS= W36 FSP= N14 W16 S14 E16\$ W16 W34 S27 E25 FOP= S6 E25 N6 W25\$ E61 FCP= E40 N27 W40 S27\$ N27\$.

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	100		RSF	1200.00	120.00	2.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	21,600								