

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	15 HARDTILE 20
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
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,770	126.1260	141.26	391,290	2017	2017	0	0	0	8.00	92.00
1 SINGLE FAM 100% - 2024 Heated Area: 2274 HX Base Yr 2024												

TOTALS	3,330		2,770	359,987								
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Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	22316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100		2,274	295,527
FGR	714	55		393	51,074
FOP	102	30		31	4,029
FOP	240	30		72	9,357

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,948.00	UT	2.00	2.00	100	2017	2017	3	100	3,896	
3	0031	BARN, MT AE	0	100	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	13,500	
4	0166	CONC, PAVMT	0	100	3	90.00	UT	2.50	2.50	100	2020	2020	3	100	225	
5	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	7,900	
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	
7	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

EXTRA FEATURES		783 NW COUNTRY LAKE DR, LAKE CITY									
BLD DATE		LGL DATE	04/14/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	359,987		
TOTAL MARKET OB/XF VALUE	33,321		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	428,308		
SOH/AGL Deduction	172,247		
ASSESSED VALUE	256,061		
TOTAL EXEMPTION VALUE	HX HB DX	56,411	
BASE TAXABLE VALUE	199,650		
TOTAL JUST VALUE	428,308		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	432,521		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047208	Electrical Servic	0	05/11/2023
38997	STORAGE	0	12/09/2019
35094	SFR	1,106	03/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/2224	3/17/2023	WD Q	Q	I	01	500,000
GRANTOR: NICHOLA REX V						
GRANTEE: DAVENPORT DANIEL R						
1394/0030	9/06/2019	WD Q	Q	I	01	340,000
GRANTOR: RICHARD & TERRI LINDS						
GRANTEE: REX V & KIMBERLEY D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 S8 FOP= W17 S6 E17 N6\$ S6 W17 N18 W18 S18 W13 S7 W6 S16 E6 S8 E14 N4 FOP= E8 S3 E12 N3 E8 N9 W8 S4 W12 N4 W8 S9\$ N9 E8 S4 E12 N4 E8 S6 FGR= S27 E14 N2 E12 N31 W6 S6 W20\$ E20 N6 E6 N32\$.	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000									