

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LAM/VNLPLK 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
Architectural Units	05	CONV 100 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	2,897	120.7844	137.69	398,888	2019	2019	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2222 HX Base Yr 2020

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	374,955			
TOTAL MARKET OB/XF VALUE	9,880			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	419,835			
SOH/AGL Deduction	161,903			
ASSESSED VALUE	257,932			
TOTAL EXEMPTION VALUE	HX HB WR 56,411			
BASE TAXABLE VALUE	201,521			
TOTAL JUST VALUE	419,835			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	417,191			

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	2,222	100		2,222	287,590
FGR	772	55		425	55,007
FOP	184	30		55	7,119
FOP	297	30		89	11,519
UDU	192	55		106	13,719
TOTALS	3,667			2,897	374,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/97	7/21/2025	LE	U	I	14	100
GRANTOR: CANDLER MICHAEL D						
GRANTEE: CANDLER MICHAEL D (
1363/1527	6/28/2018	WD	Q	V	01	24,900
GRANTOR: WILLIAM C ROWAN						
GRANTEE: MICHAEL D & CAROL 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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,490.00	UT	2.00	2.00	100	2019	2019	3	100	4,980	
3	0296	SHED METAL	0	100	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
4	0120	CLFENCE 4	0	100	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

BLD DATE												LGL DATE		
XF DATE												LAND DATE		
INC DATE												AG DATE		
487 NW COUNTRY LAKE DR, LAKE CITY												04/03/2025		MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR= W12 FOP= N9 W33 S9 E33\$ W6 BAS= W43 L4 U4 W7 D4 L4 S49 E14 N2 E12 N5 FOP= E23 N8 W23 S8\$ N8 E24 N20 E8 N14\$ S14 W8 S20 E26 N34 \$ PTR= N30 UDU= N16 W12 S16 E12\$ S30\$.											

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							