

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,624	100	
FOP	60	30	
FOP	150	30	
FST	630	55	
FUS	480	100	
UDG	54	55	
UDG	462	55	
UDG	816	55	
UDG	1,026	55	
UEP	150	60	
TOTALS	6,752		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,340	118.4581	135.04	586,074	1983	1983	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2104 HX Base Yr												

** This building has 13 Sub-Areas
604 NW SPRING HOLLOW BLVD, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,000	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	

TOTAL OB/XF 4,200

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	DPTH 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-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			380,948
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			433,148
SOH/AGL Deduction			233,021
ASSESSED VALUE			200,127
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,716
TOTAL JUST VALUE			433,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,462

LAND:1:1: 1.10 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041557	Roof Replacement	42,000	03/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
 UOP= W26 S5E26N5\$BAS= S5 W26FOP= W5 S30 E5 N30\$ S30 FOP= S5 E12 N5 W12\$ E12 UGR= S24 E30 N24 W30\$ E30 UEP= E10 UOP= E10 N30 W20 S15 E10 S15\$ N15 W10 S15\$ N30 E10 N14 W26 S9\$ PTR=E40 PTR= E42 N15 W42 S15\$ W40\$ PTR=N30 FUS= N20 W24 S20 E24\$ S30\$ PTR= N50 E40 UDG= E32 N12 W17 N24 W30 UDG= W18 S22 E24 N11 W6 N11 \$ S11 E6 S13UDG= S6 E9 N6 W9\$ E9 S12\$ UDG= S18 E40 N30 W8 S12 W32\$ S50 W40\$.