

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	BELOW AVG. 100		
03	GABLE/HIP 100		
01	MINIMUM 100		
04	PLYWOOD 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
2	100		
2	100		
1.	1. 100		
01	CONV 100		
0	100		
03	03 100		
01	01 100		
03	03		
DOR CODE		5000 IMPROVED AG	
MAP NUM		MKT AREA 04	
NEIGHBORHOOD/LOC		24417.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	696	100	
TOTALS		696	14,508

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	696	82.7100	52.11	36,269	1974	1974	0	0	60.00	40.00														
1 MOBILE HME 0% - 0 Heated Area: 696 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/14/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				04/14/2025	MLU																				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				77,072		
TOTAL MARKET OB/XF VALUE				8,600		
TOTAL LAND VALUE - MARKET				156,680		
TOTAL MARKET VALUE				102,520		
SOH/AGL Deduction				31,097		
ASSESSED VALUE				71,423		
TOTAL EXEMPTION VALUE				HX HB 34,635		
BASE TAXABLE VALUE				36,788		
TOTAL JUST VALUE				242,352		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				239,999		
BLDG:3:1: MERI MH (DICKS' LIVE HERE)						
BLDG:2:1: HERW MH						
XFOB:1:1: HERW MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1789	4/09/2026	LE U		I	14	100
GRANTOR: DICKS ORLENE (ENH LIF)						
GRANTEE: WILLIAMSON ELIZABET						
1565/1795	4/07/2026	QC U		I	11	100
GRANTOR: HOLLYWOOD RICHARD SCO						
GRANTEE: DICKS ORLENE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W58 S12 E58 N12\$.						

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	0285	SALVAGE	0	100	0	0			0.00	100	1993	1993	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2005	2005	3	100	200	
3	0070	CARPORT UF	0	100	0	0			0.00	100	2017	2017	3	100	300	
4	0294	SHED WOOD/	0	100	0	0			0.00	100	2017	2017	3	100	100	
5	9947	Septic	0	0	0	0			3,000.00	100			3	100	3,000	
6	9947	Septic	0	100	0	0			3,000.00	100			3	100	3,000	

TOTAL OB/XF														8,600	
4957 SE COUNTY ROAD 245 , LAKE CITY															

LAND DESCRIPTION																								
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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.06	AC		1.00	1.00	1.00	4,000.00	4,000.00	240							
3	0000	C	VAC RES	100		A-1	0.00	0.00	0.61	AC		1.00	1.00	1.00	4,000.00	4,000.00	2,440							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	30.65	AC		1.00	1.00	1.00	281.00	281.00	8,613							
5	5700	A	TIMBER 4	0		A-1	0.00	0.00	6.85	AC		1.00	1.00	1.00	227.00	227.00	1,555							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	37.50	AC		1.00	1.00	1.00	4,000.00	4,000.00	150,000							

TOTAL OB/XF														8,600	
4957 SE COUNTY ROAD 245 , LAKE CITY															

