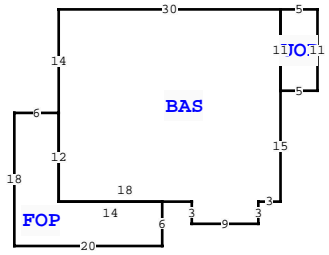
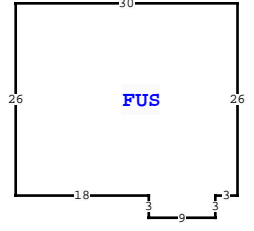




ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,683	113.1900	126.77	213,354	1991	1991	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1614 HX Base Yr													



Quality	05	05			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	24515.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	807	100		807	66,497
FOP	192	30		58	4,779
FUS	807	100		807	66,497
UOP	55	20		11	906
TOTALS	1,861			1,683	138,680

873 SW FORD LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	0	0	1.00	UT	700.00	700.00	50	2005	2005	3	50	350	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	138,680			
TOTAL MARKET OB/XF VALUE	350			
TOTAL LAND VALUE - MARKET	18,000			
TOTAL MARKET VALUE	157,030			
SOH/AGL Deduction	0			
ASSESSED VALUE	157,030			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	157,030			
TOTAL JUST VALUE	157,030			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	153,030			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/381	11/09/2022	WD	Q	I	01	151,000
GRANTOR: DAVIS DEAUN M						
GRANTEE: GRAVES ROBERT WINFO						
1142/1415	2/06/2008	WD	Q	I		156,000
GRANTOR: CONNIE L HOUSER						
GRANTEE: DEAUN & LINDA DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W30 S14 S12 E18 S3 E9 N3 E3 N15 N11 \$
FUS=[ORIG=0,-30] N26 W30 S26 E18 S3 E9 N3 E3 \$
FOP=[ORIG=-30,14] W6 S18 E20 N6 W14 N12 \$
UOP=[ORIG=0,11] E5 N11 W5 S11 \$

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							