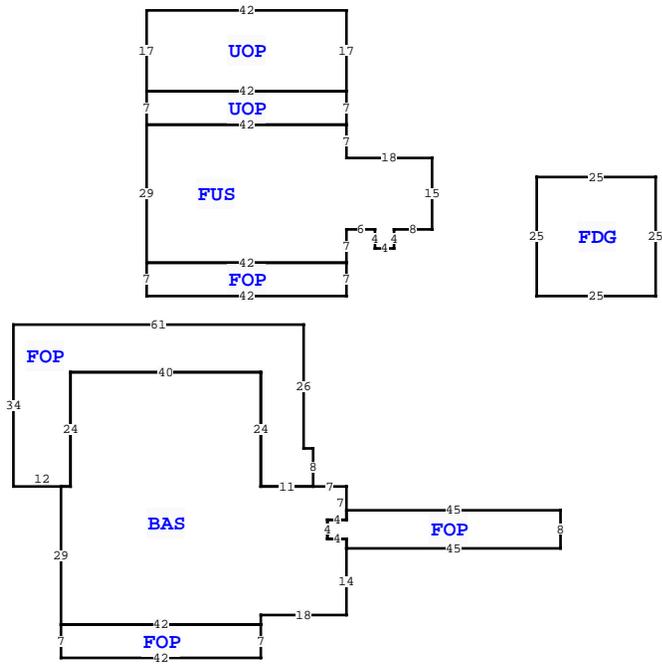


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	12 HARDWOOD 20
Air Condition	08 ENG SPLIT 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual Units	05 CONV 100 0 100
Condition Adj	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
1	EXCEPT SFR	100%	- 1998		Heated Area: 4152					HX Base Yr 1998	



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
	01				
NEIGHBORHOOD/LOC					
25416.030	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,648	100		2,648	328,558
FDG	625	60		375	46,529
FOP	294	30		88	10,919
FOP	294	30		88	10,919
FOP	376	30		113	14,021
FOP	1,130	30		339	42,062
FUS	1,504	100		1,504	186,612
UOP	294	20		59	7,320
UOP	714	20		143	17,743
<b>TOTALS</b>	<b>7,879</b>			<b>5,357</b>	<b>664,684</b>

757 SW RIDGE ST, LAKE CITY

BLD DATE	LGL DATE	04/20/2022	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	1,254.00	UT	1.50	1.50	100	1997	1997	3	100	1,881	
2	0280	POOL R/CON	0	100	16	38	608.00	UT	70.00	70.00	100	2000	2000	3	40	17,024	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
4	0166	CONC, PAVMT	0	100	0	0	7,189.00	UT	3.00	3.00	70	2008	2008	3	70	15,097	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		664,684	
TOTAL MARKET OB/XF VALUE		36,002	
TOTAL LAND VALUE - MARKET		72,000	
TOTAL MARKET VALUE		772,686	
SOH/AGL Deduction		392,634	
ASSESSED VALUE		380,052	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		328,641	
TOTAL JUST VALUE		772,686	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		754,973	
LAND:1:1: 5.16 ACS..			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
37924	MAINT/ALTR	155	03/28/2019
26020	ADDN SFR	310	07/13/2007
17398	POOL	135	09/03/2000
12310	SFR	515	03/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1733	6/27/2025	LE	U	I	14	100
GRANTOR: BROWN KEITH W						
GRANTEE: BROWN KEITH W (ENH						
0830/1733	11/07/1996	WD	Q	V		37,000
GRANTOR: ENGSKOW						
GRANTEE: BROWN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W7 FOP= N8 W2 N26 W61 S34 E12 N24 E40 S24 E11\$ W11 N24 W40 S24 W2 S29 FOP= S7 E42 N7 W42\$ E42 N2 E18 N14 FOP= E45 N8 W45 S2 W4 S4 E4 S2\$ N2 W4 N4 E4 N7\$ PTR= N40 FOP= N7 FUS= N7 E6 S4 E4 N4 E8 N15 W18 N7 UOP= N7 UOP= N17 W42 S17 E42\$ W42 S7 E42\$ W42 S29 E42\$ W42 S7 E42\$ S40\$ PTR= N40 E40 FDG= E25 N25 W25 S25\$ S40 W40\$.	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	60,000.00	72,000.00	72,000							