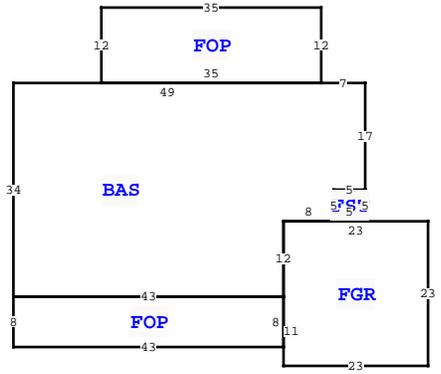
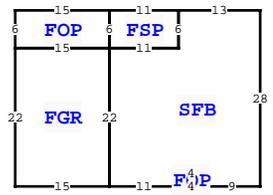


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 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
1	SINGLE FAM	100%	- 1996		396,554	1994	1994	0	0	31.78	68.22
Heated Area: 2321 HX Base Yr 1996											



Quality	05	05			
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	1,723	100		1,723	156,838
FGR	330	55		182	16,567
FGR	529	55		291	26,488
FOP	8	30		2	182
FOP	90	30		27	2,458
FOP	344	30		103	9,375
FOP	420	30		126	11,469
FSP	66	40		26	2,367
FST	25	55		14	1,274
SFB	598	80		478	43,511
TOTALS	4,133			2,972	270,529

573 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026
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	0166	CONC,PAVMT	0	100	17	20	340.00	UT	1.50	1.50	100	1995	1995	3	100	510	
2	0327	STABLES-SM	0	100	24	30	720.00	UT	9.00	9.00	75	2009	2009	3	75	4,860	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				270,529	
TOTAL MARKET OB/XF VALUE				5,370	
TOTAL LAND VALUE - MARKET				86,912	
TOTAL MARKET VALUE				362,811	
SOH/AGL Deduction				117,334	
ASSESSED VALUE				245,477	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				194,066	
TOTAL JUST VALUE				362,811	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				360,011	
SALE:3:1: LOT 11 OAK RIDGE ESTATES UNIT III					
SALE:2:1: REPO					
SALE:1:1: LOT 11 OAK RIDGE--SALE NOT IN LINE					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000052443	Roof Replacement	8,400	02/26/2025		
20021	SFR	120	10/07/2002		
8862	SFR	250	09/21/1994		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0792/0118	6/16/1994	WD	U	V	12	19,750
GRANTOR: DWIGHT L THOMAS						
GRANTEE: MARK C & MARY E RAT						
0768/1735	12/18/1992	WD	U	V	12	5,800
GRANTOR: LONZO EVERS						
GRANTEE: DWIGHT THOMAS						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W7 FOP= N12 W35 S12 E35\$ W49 S34 FOP= S8 E43 N8 W43\$E43											
FGR= S11 E23 N23 W23 S12\$N12 E8 FST= E5 N5 W5 S5\$ N5 E5 N17\$											
PTR= N30 SFB= N28 W13 FSP= W11 S6 E11 N6\$ S6 W11 FOP= N6 W15											
S6 E15\$ FGR= W15 S22 E15 N22\$ S22 E11 FOP= E4 N2 W4 S2\$ N2 E4											
S2 E9\$ 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							
2	9900	C	AC NON-AG	100		00	0.00	0.00	5.12	AC		1.00	1.00	0.80	9,500.00	7,600.00	38,912							