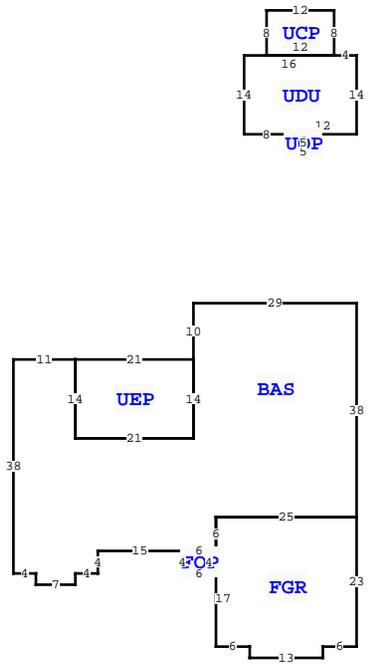


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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
BAS	1,994	100	
FGR	601	55	
FOP	24	30	
UCP	96	20	
UDU	280	55	
UEP	294	60	
UOP	15	20	
TOTALS	3,304		

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%	- 2004	142.31	381,960	1994	1994	0	0	31.00	69.00
Heated Area: 1994 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				263,552		
TOTAL MARKET OB/XF VALUE				22,980		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				346,532		
SOH/AGL Deduction				119,195		
ASSESSED VALUE				227,337		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				175,926		
TOTAL JUST VALUE				346,532		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				347,088		
LAND:1:2: 4.12 ACRES						
LAND:1:1: BOUGHT WITH AG EX - REMOVE FOR 1995						
SALE:2:1: LOT 16 OAK RIDGE ESTATES UNIT III						
SALE:1:1: LOT 16 OAK RIDGE ESTATES UNIT III						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23420	POOL	150	07/27/2005			
8580	SFR	62,000	07/08/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0999/2828	11/11/2003	WD	Q	I		177,000
GRANTOR: DOMINICO'S						
GRANTEE: WILLIAM B SCOTT JR						
0906/0291	6/15/2000	QC	Q	I	01	0
GRANTOR: DOMINICO'S						
GRANTEE: DOMINICO'S AS TEN I						
BLD DATE						LGL DATE
XF DATE						LAND DATE
INC DATE						AG DATE
780 SW RIDGE ST, LAKE CITY						04/20/2022 MLU
EXTRA FEATURES						BUILDING NOTES

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	1,000.00	UT	1.50	1.50	100	0	0	3	100	1,500	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2005	2005	3	47	16,845	
3	0166	CONC, PAVMT	0	100	0	0	558.00	UT	2.50	2.50	100	2005	2005	3	100	1,395	
4	0169	FENCE/WOOD	0	100	0	0	208.00	UT	10.00	10.00	50	2005	2005	3	50	1,040	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION																	TOTAL OB/XF					22,980		
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	1.00	60,000.00	60,000.00	60,000							