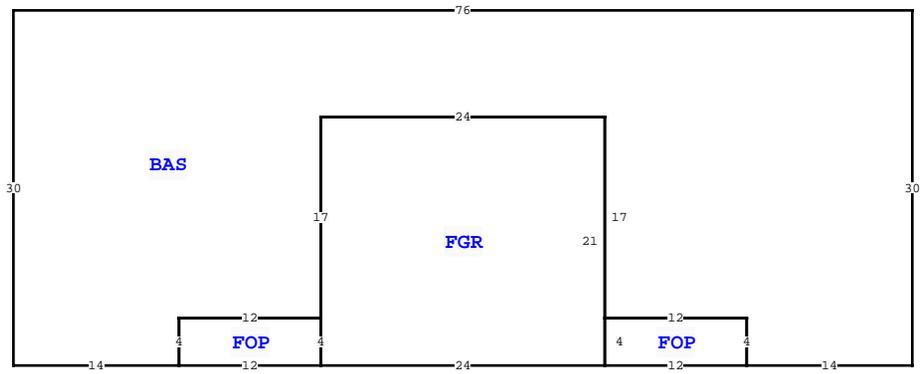


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Story Height	8 100
RMS	0 100
Stories	1. 1. 100
Units	2 100
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	DUPLX	0%	- 2026								



Quality					
DOR CODE	0800				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC	27316.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	81,127
FGR	504	55		277	13,377
FOP	48	30		14	676
FOP	48	30		14	676
TOTALS	2,280			1,985	95,856

1014 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,260	
2	0258	PATIO	0	0	0	2.00	UT	200.00	200.00	100	0	0	3	100	400	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			191,712
TOTAL MARKET OB/XF VALUE			1,660
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			223,372
SOH/AGL Deduction			0
ASSESSED VALUE			223,372
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			223,372
TOTAL JUST VALUE			223,372
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/842	8/29/2025	WD	Q	I	01	420,000
GRANTOR: CASTAGNA JERRY LIVING						
GRANTEE: LAKE CITY AVE, LLC						
1501/2431	8/15/2023	QC	U	I	11	100
GRANTOR: CASTAGNA JERRY J						
GRANTEE: CASTAGNA JERRY LIVI						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W76 S30 E14 FOP= E12 N4W12 S4\$ N4 E12 FGR= S4 E24 N21 W24S17\$ N17 E24 S17 FOP= S4 E12 N4 W12\$ E12 S4 E14 N30\$.											

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	0800	C	MULTI-FAM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

