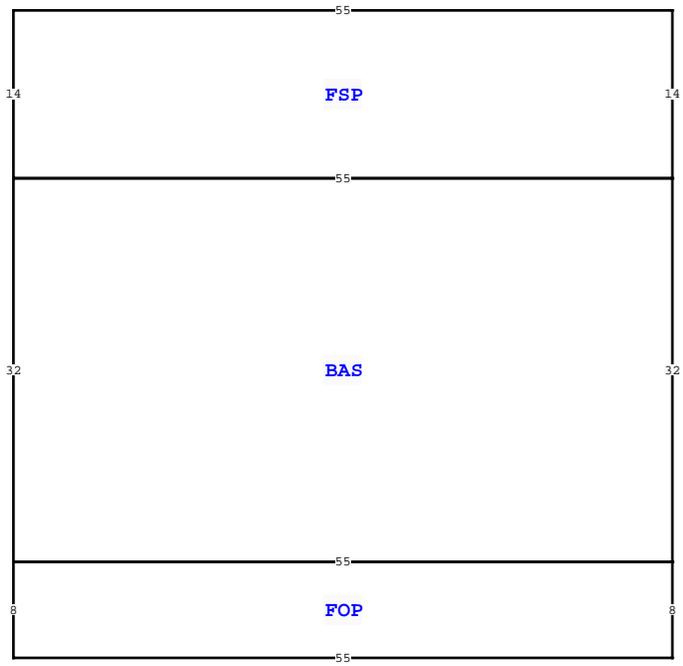


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,760	100	
FOP	440	30	
FSP	770	40	
TOTALS	2,970		
			2,200
			208,532

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	100%	- 2002	124.72	274,384	2001	2001	0	0	24.00	76.00	
Heated Area: 1760 HX Base Yr 2002												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				208,532		
TOTAL MARKET OB/XF VALUE				3,900		
TOTAL LAND VALUE - MARKET				92,970		
TOTAL MARKET VALUE				222,437		
SOH/AGL Deduction				72,087		
ASSESSED VALUE				150,350		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				98,939		
TOTAL JUST VALUE				305,402		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				308,146		
XFOB:1:1: CHIC MH						
BLDG:1:1: CHIC MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000051496	Electrical Servic	0	11/13/2024			
000045310	Electrical Servic	0	08/29/2022			
18040	SFR	320	03/06/2001			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0773/1398	4/14/1993	WD	Q	I		45,000
GRANTOR: BARBARA J HARMS						
GRANTEE: HARRY ALBRITTON						
0578/0574	11/01/1985	WD	Q	V	01	14,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= N32 FSP= N14 W55 S14 E55\$ W55 S32 FOP= S8 E55 N8 W55\$ E55\$.						

EXTRA FEATURES													BLD DATE		LGL DATE		LAND DATE		AG DATE		
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	0040	BARN, POLE	0	100	0	0	0		1.00	UT	0.00		100	1993	1993	3	100			1,000	
2	0020	BARN, FR	0	100	0	0	0		1.00	UT	0.00		100	1993	1993	3	100			1,500	
3	0190	FPLC PF	0	100	0	0	0		1.00	UT	1,200.00		100	2011	2011	3	100			1,200	
4	0252	LEAN-TO W/	0	100	0	0	0		1.00	UT	0.00		100	2011	2011	3	100			100	
5	0252	LEAN-TO W/	0	100	0	0	0		1.00	UT	0.00		100	2011	2011	3	100			100	
TOTALS													861 NE CHRISTIE ST, LAKE CITY		04/11/2025		MLU				
TOTAL OB/XF													3,900								

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	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.66	AC		1.00	1.00	1.00	280.00	280.00	5,505							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.66	AC		1.00	1.00	1.00	4,500.00	4,500.00	88,470							