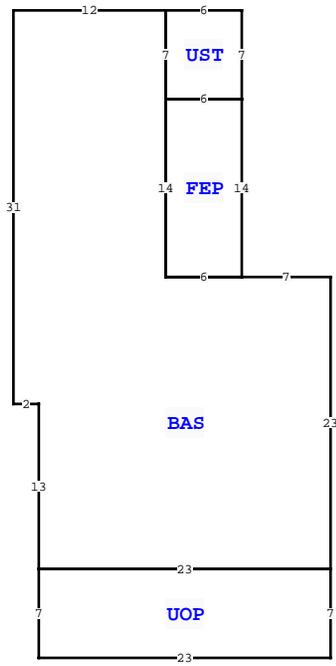


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
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	801	100	
FEP	84	80	
UOP	161	20	
UST	42	45	
TOTALS	1,088		919 47,908

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	919	71.6040	80.20	73,704	1945	1945	0	0	35.00	65.00
1 SINGLE FAM			0% - 0	Heated Area: 801			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			47,908
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			245,000
TOTAL MARKET VALUE			89,213
SOH/AGL Deduction			0
ASSESSED VALUE			89,213
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			89,213
TOTAL JUST VALUE			300,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/1504	3/21/2005	WD	Q	V	01	100
GRANTOR: THOMAS						
GRANTEE: ALBRITTON						
0849/1697	12/01/1997	WD	Q	I		171,700
GRANTOR: DENISON						
GRANTEE: ALBRITTON						

EXTRA FEATURES		807 NE CHRISTIE ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	0.00
2	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/11/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 S31 E2 S13 UOP= S7 E23 N7 W23\$ E23 N23 W7 FEP= N14 W6 S14 E6\$ W6 N14 UST= E6N7 W6 S7\$ N7\$.	

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	69.00	AC		1.00	1.00	1.00	445.00	445.00	30,705							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	69.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	241,500							