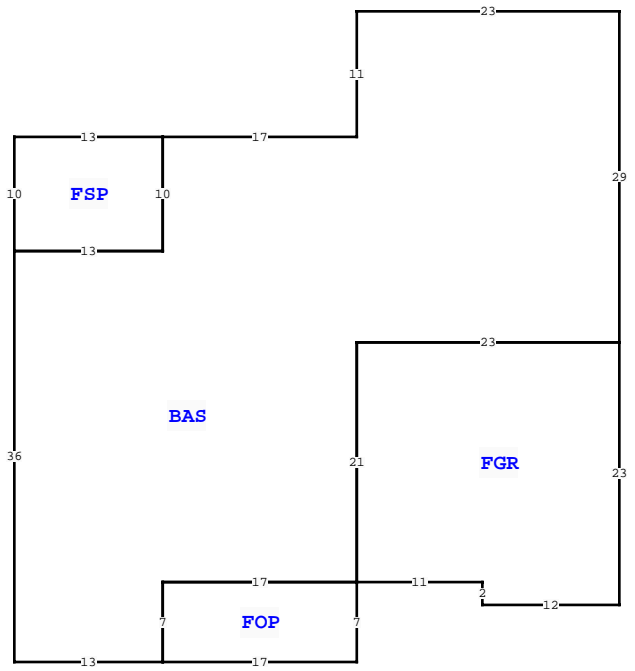


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,798	100	
FGR	507	55	
FOP	119	30	
FSP	130	40	
TOTALS	2,554		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,165	132.8580	148.80	322,152	2019	2019	0	0	6.00	94.00
1 SINGLE FAM			100% - 2020	Heated Area: 1798		HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		302,823	
TOTAL MARKET OB/XF VALUE		25,624	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		363,447	
SOH/AGL Deduction		199,854	
ASSESSED VALUE		163,593	
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE		62,182	
TOTAL JUST VALUE		363,447	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		360,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054224	Generator		10/10/2025
39927	STORAGE	0	06/11/2020
37102	SFR	913	08/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/1532	12/03/2019	LE	U	I	14	235,000
GRANTOR: ARTHUR J & BEBE D MCQ						
GRANTEE: STEVEN M & BETTY AN						
1318/0356	7/06/2016	WD	Q	I	01	15,000
GRANTOR: WALTER E & MICHELE LE						
GRANTEE: ARTHUR J & BEBE D M						

EXTRA FEATURES		944 NW ZACK DR, LAKE CITY														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	2,112.00	UT	2.00	100	2012	2012	3	100	4,224	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	100	2021	2020		100	1,500	
4	0031	BARN, MT AE	0	100	24	40	1.00	UT	13,000.00	100	2021	2020		100	13,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2026	2025		95	5,700	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W23 S11 W17 S10 W13 S36 E13 N7 E17 N21 E23 N29 \$	
FGR=[ORIG=-23,50] E11 S2 E12 N23 W23 S21 \$	
FSP=[ORIG=-40,11] W13 S10 E13 N10 \$	
FOP=[ORIG=-40,57] E17 N7 W17 S7 \$	

LAND DESCRIPTION		TOTAL OB/XF 25,624																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							