

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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 06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100		1,271	139,952
FDG	960	60		576	63,425
FGR	528	55		290	31,933
FOP	30	30		9	991
FOP	210	30		63	6,937
FOP	225	30		68	7,488
FOP	250	30		75	8,258
FUS	1,221	100		1,221	134,446
<b>TOTALS</b>	<b>4,695</b>			<b>3,573</b>	<b>393,430</b>

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,573	122.8920	137.64	491,788	1994	2005	0	0	20.00	80.00

1 SINGLE FAM 0% - 2026 Heated Area: 2492 HX Base Yr

148 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022
INC DATE		AG DATE	MLU

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		393,430
TOTAL MARKET OB/XF VALUE		51,715
TOTAL LAND VALUE - MARKET		52,690
TOTAL MARKET VALUE		497,835
SOH/AGL Deduction		0
ASSESSED VALUE		497,835
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		497,835
TOTAL JUST VALUE		497,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30190	M H	290	05/24/2012
8006	SFR	365	01/25/1994

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/197	12/22/2025	WD	Q	I	01	670,000

GRANTOR: COLLINS RONNIE R  
GRANTEE: HAMLIN DANA M  
1154/0531 7/08/2008 WD Q I 356,000  
GRANTOR: WILLIAM B JR & DEANNE  
GRANTEE: RONNIE R & RENAE D

**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	0	1.00	UT	0.00	0.00	100	0	0	3	100	660	
2	0166	CONC, PAVMT	0	0	10	380	3,800.00	UT	2.00	2.00	75	1994	1994	3	75	5,700	
3	0166	CONC, PAVMT	0	0	22	45	990.00	UT	2.00	2.00	75	1994	1994	3	75	1,485	
4	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	70	1994	1994	3	70	630	
5	0166	CONC, PAVMT	0	0	14	24	336.00	UT	2.00	2.00	75	1994	1994	3	75	504	
6	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	2007	2007	3	100	2,750	
7	0030	BARN, MT	0	0	25	30	750.00	UT	9.00	9.00	100	2012	2012	3	100	6,750	
8	0280	POOL R/CON	0	0	0	0	548.00	UT	70.00	70.00	100	2012	2012	3	71	27,236	
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
10	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	

**LAND DESCRIPTION**

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		RSF-2	0.00	0.00	4.79	AC		1.00	1.00	1.00	11,000.00	11,000.00	52,690							

**TOTAL OB/XF 51,715**