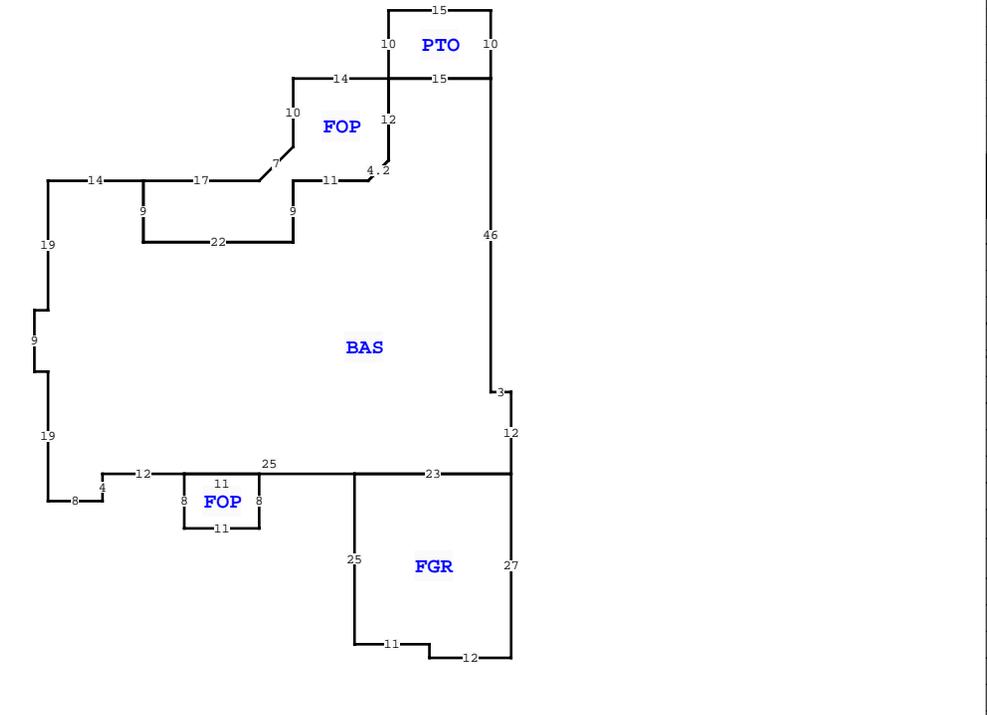


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,401	121.6380	138.67	471,617	2018	2018	0	0	7.00	93.00



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	28316.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,913	100		2,913	375,670
FGR	599	55		329	42,428
FOP	88	30		26	3,353
FOP	416	30		125	16,121
PTO	150	5		8	1,031
TOTALS	4,166			3,401	438,604

569 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
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	0280	POOL R/CON	0	100	16	29			70.00	100	2018	2018	3	86	27,933	
2	0166	CONC, PAVMT	0	100	0	0			2.00	100	2018	2018	3	100	1,788	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		438,604	
TOTAL MARKET OB/XF VALUE		29,721	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		528,325	
SOH/AGL Deduction		154,302	
ASSESSED VALUE		374,023	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		322,612	
TOTAL JUST VALUE		528,325	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		526,214	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36294	POOL	275	02/07/2018
35847	SFR	1,389	10/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1901	4/14/2026	WD	Q	I	01	695,000

GRANTOR: MANN ROBERT D
GRANTEE: MCKENZIE RYAN

1344/0941	9/07/2017	WD	U	V	11	100
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GRANTOR: ROBERT D MANN
GRANTEE: ROBERT D MANN & MIC

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S19 W2 S9 E2 S19 E8 N4 E12 FOP= S8 E11 N8 W11\$ E25 FGR= S25 E11 S2 E12 N27 W23\$ E23 N12 W3 N46 PTO= N10 W15 S10 E15\$ W15 FOP= W14 S10 D5 L5 W17 S9 E22 N9 E11 R3 U3 N12\$ S12 D3 L3 W11 S9 W22 N9\$.	

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	DPHT 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-2	0.00	0.00	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000										