



ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,585	83.2372	93.23	147,770	1940	1985	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1288 HX Base Yr

Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	28416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	78,052
FOP	192	30		58	3,515
FST	80	55		44	2,666
FST	120	55		66	3,999
UCP	240	20		48	2,909
UOP	30	20		6	363
UOP	64	20		13	788
UOP	308	20		62	3,757
TOTALS	2,322			1,585	96,050

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		96,050	
TOTAL MARKET OB/XF VALUE		3,708	
TOTAL LAND VALUE - MARKET		104,320	
TOTAL MARKET VALUE		111,438	
SOH/AGL Deduction		0	
ASSESSED VALUE		111,438	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,438	
TOTAL JUST VALUE		204,078	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		191,038	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045507	Roof Replacement	10,560	09/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/2317	10/31/2024	WD	Q	I	01	195,000
GRANTOR: DAVIS SANDRA K						
GRANTEE: NORRIS FREDERICK						
1304/1384	11/12/2015	WD	Q	I	01	157,000
GRANTOR: JESSE D HART/FRYE						
GRANTEE: SANDRA K DAVIS						

EXTRA FEATURES		3676 SW COUNTY ROAD 242 , 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	0021	BARN,FR AE	0	0	16	16	UT	11.00	11.00	50	0	0	3	50	1,408	
2	0180	FPLC 1STRY	0	0	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0070	CARPOT UF	0	0	0	0	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0285	SALVAGE	0	0	0	0	UT	0.00	0.00	100	2014	2014	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/04/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 UOP= W8 S8 E8 N8\$ S8 W8 S9 UOP= W5 S6 E5 N6\$ FST= S15 E8 N15 W8\$ E8 S15 UOP= S7 E44 N7 W44\$ E36 FOP= E8 N24 W8 S24\$ N24 E8 UCP= S24 E10 N24 W10\$ FST= E10 N8 W10 S8\$ N8\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,708																						
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	1.30	AC		1.00	0.80	0.80	8,000.00	6,400.00	8,320							
2	6200	A	PASTURE 3	0					12.00	AC		1.00	1.00	1.00	280.00	280.00	3,360							
3	9910	M	MKT.VAL.AG	0					12.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	96,000							