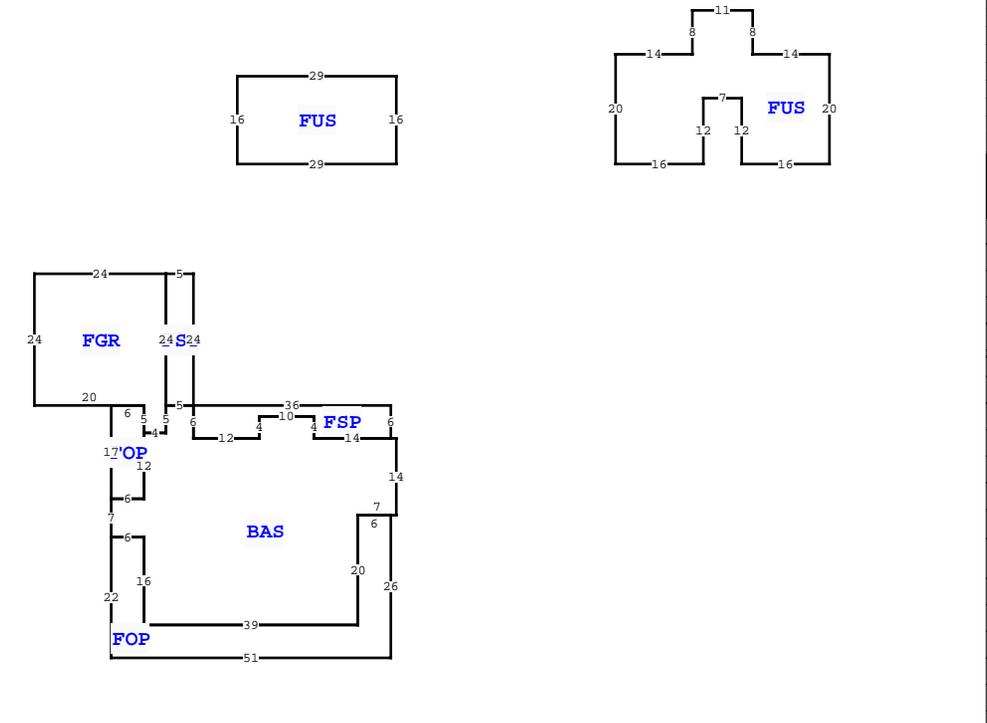


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,440	130.4087	146.06	502,446	1994	1994	0	0	35.00	65.00	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			326,590
TOTAL MARKET OB/XF VALUE			12,484
TOTAL LAND VALUE - MARKET			96,030
TOTAL MARKET VALUE			435,104
SOH/AGL Deduction			160,866
ASSESSED VALUE			274,238
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			222,827
TOTAL JUST VALUE			435,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,374



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	146,206
FGR	596	55		328	31,140
FOP	102	30		31	2,943
FOP	522	30		157	14,905
FSP	176	40		70	6,646
FST	120	55		66	6,266
FUS	464	100		464	44,052
FUS	784	100		784	74,432
TOTALS	4,304			3,440	326,590

768 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

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	100	0	0	1,056.00	UT	1.50	1.50	100	1994	1994	3	100	1,584	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
4	0258	PATIO	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2021	2020		100	1,800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,600.00	4,600.00	100	2021	2020		100	4,600	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40710	ELECTRICAL	0	10/14/2020
32561	MAINT/ALTR	75	12/19/2014
7991	SFR	325	01/24/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0516	11/21/2018	WD	Q	I	01	350,000
GRANTOR: HARRY & CONNIE GRAF						
GRANTEE: JONATHAN K & ERIKA						
0736/0545	11/23/1990	WD	Q	V		23,900
GRANTOR: LEGHART MYRON						
GRANTEE: GRAF HARRY						

BUILDING NOTES	
BAS=[ORIG=0,0] W1 W14 N4 W10 S4 W12 N6 W5 S5 W4 S12 W6 S7 E6 S16 E39 N20 E7 N14 \$	
FUS=[ORIG=40,-50] E16 N12 E7 S12 E16 N20 W14 N8 W11 S8 W14 S20 \$	
FGR=[ORIG=-42,-6] N24 W24 S24 E20 S5 E4 N5 \$	
FOP=[ORIG=-52,18] S22 E51 N26 W6 S20 W39 N16 W6 \$	
FUS=[ORIG=0,-50] N16 W29 S16 E29 \$	
FSP=[ORIG=-1,0] N6 W36 S6 E12 N4 E10 S4 E14 \$	
FST=[ORIG=-37,-6] N24 W5 S24 E5 \$	
FOP=[ORIG=-46,-1] N5 W6 S17 E6 N12 \$	
PTR=[ORIG=0,0] N50 S50 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W1 W14 N4 W10 S4 W12 N6 W5 S5 W4 S12 W6 S7 E6 S16 E39 N20 E7 N14 \$	
FUS=[ORIG=40,-50] E16 N12 E7 S12 E16 N20 W14 N8 W11 S8 W14 S20 \$	
FGR=[ORIG=-42,-6] N24 W24 S24 E20 S5 E4 N5 \$	
FOP=[ORIG=-52,18] S22 E51 N26 W6 S20 W39 N16 W6 \$	
FUS=[ORIG=0,-50] N16 W29 S16 E29 \$	
FSP=[ORIG=-1,0] N6 W36 S6 E12 N4 E10 S4 E14 \$	
FST=[ORIG=-37,-6] N24 W5 S24 E5 \$	
FOP=[ORIG=-46,-1] N5 W6 S17 E6 N12 \$	
PTR=[ORIG=0,0] N50 S50 \$	

LAND DESCRIPTION		TOTAL OB/XF 12,484																						
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		A-3	0.00	0.00	5.32	AC		1.00	1.00	1.00	11,000.00	11,000.00	58,520							
2	0000	C	VAC RES	100		A-3	0.00	0.00	3.41	AC		1.00	1.00	1.00	11,000.00	11,000.00	37,510							