



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	03	CONC FINSH	100
Interior Floor	08	SHT VINYL	0
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	420	100	
UOP	120	20	
TOTALS	540		444
EXTRA FEATURES		2022 NW COMBS TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0280	POOL R/CON	0 100
2	0166	CONC,PAVMT	0 100
3	0169	FENCE/WOOD	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STRG/CONV	100%	- 0		26,209	1979	1979	0	0	40.00	60.00	Heated Area: 420 HX Base Yr	

BAS

UOP

BLD DATE	LGL DATE
2022	05/08/2026
XF DATE	MLU
INC DATE	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	15,725		
TOTAL MARKET OB/XF VALUE	8,920		
TOTAL LAND VALUE - MARKET	31,800		
TOTAL MARKET VALUE	56,445		
SOH/AGL Deduction	21,288		
ASSESSED VALUE	35,157		
TOTAL EXEMPTION VALUE	HX HB 25,000		
BASE TAXABLE VALUE	10,157		
TOTAL JUST VALUE	56,445		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	48,005		
SALE:1:1: 3.18 AC PLUS IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049953	RV - Recreational		05/29/2024
8051	POOL	8,000	02/09/1994
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
0736/0952	11/30/1990	WD Q	I
			SALE PRICE 55,000
GRANTOR: RAYMOND PITTS			
GRANTEE: DANIEL EDDY			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=0,-46] N21 W20 S21 E20 \$			
UOP=[ORIG=0,-40] N6 W20 S6 E20 \$			

LAND DESCRIPTION																	
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
1	0100	C	SFR	100		A-1	0.00	0.00	3.18	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,800