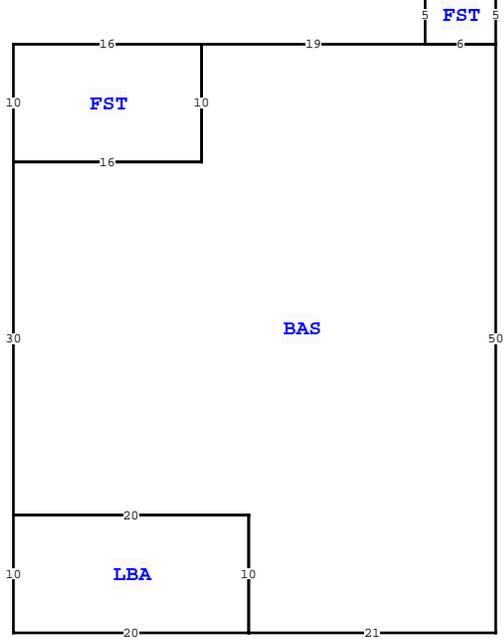




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
15	CONC BLOCK 90	4900	04		
19	COMMON BRK 10				
04	WOOD TRUSS 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
06	VINYL ASB 100				
02	F.NOT SUS 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
03	MASONRY 100				
8	100				
7	100				
1.	1. 100				
0	100				
03	03 100				
05	05				
1900	PROFESS SVC/BLD				
	MKT AREA		06		
31317.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100		1,690	56,328
FST	30	50		15	500
FST	160	50		80	2,667
LBA	200	110		220	7,333
TOTALS	2,080			2,005	66,826

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2021									Heated Area: 1890	
HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		66,826	
TOTAL MARKET OB/XF VALUE		2,900	
TOTAL LAND VALUE - MARKET		567,946	
TOTAL MARKET VALUE		637,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		637,672	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		637,672	
TOTAL JUST VALUE		637,672	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		635,918	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047066	Roof Replacement	10,600	04/25/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2704	9/16/2020	WD	U	I	11	100
GRANTOR: COLEMAN ALLEN D & CHI						
GRANTEE: COLEMAN FAMILY REVO						
0923/1969	3/30/2001	WD	Q	I		425,000
GRANTOR: RALPH & CAROLYN WITT						
GRANTEE: ALLEN & CHING PING						

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	1,900	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

1426 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W19 FST= W16 S10 E16 N10\$ S10 W16 S30 LBA= S10 E20N10 W20\$ E20 S10 E21 N50 FST= N5 W6 S5 E6\$ W6\$.													

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1900	C	PROF BLDG	0		CG	200.00	330.00	66,000.00	SF		1.00	1.00	0.90	8.50	7.65	504,900							
2	1900	C	PROF BLDG	0		CG	0.00	0.00	77,835.00	SF		1.00	1.00	0.81	1.00	0.81	63,046							