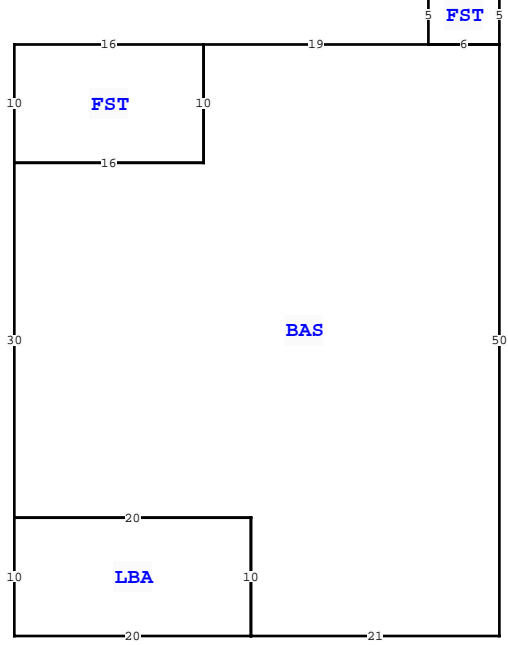




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
15	CONC BLOCK 90				
19	COMMON BRK 10				
04	WOOD TRUSS 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
06	VINYL ASB 100				
02	F.NOT SUS 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
03	MASONRY 100				
8	100				
7	100				
1.	1. 100				
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	54,849
FST	30	50		15	487
FST	160	50		80	2,597
LBA	200	110		220	7,140
TOTALS	2,080			2,005	65,072

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4900	04	2,005	87.7170	64.91	130,145	1969	1969	0	0	50.00	50.00	
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		65,072	
TOTAL MARKET OB/XF VALUE		2,900	
TOTAL LAND VALUE - MARKET		690,393	
TOTAL MARKET VALUE		758,365	
SOH/AGL Deduction		58,855	
ASSESSED VALUE		699,510	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		699,510	
TOTAL JUST VALUE		758,365	
NCON VALUE		0	
INCOME VALUE			
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

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/12/2026 MLU	
LAND DATE			
AG DATE			

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	9.50	8.55	564,300								
2	1900	C	PROF BLDG	0		CG	0.00	0.00	77,835.00	SF		1.00	1.00	0.81	2.00	1.62	126,093								