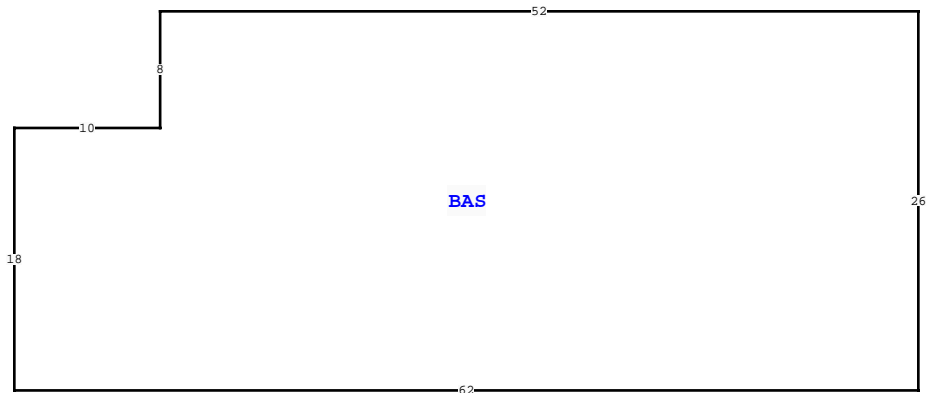


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	6 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	5 100
Stories	0 0 100
Units	0 0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	1,532	95.0218	70.32	107,730	1958	1988	0	0	50.00	50.00
1 OFFICE LOW 0% - 0			Heated Area: 1532			HX Base Yr					



Quality	04 04				
DOR CODE	1700 OFFICE BLD 1STY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	31317.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100		1,532	53,865
TOTALS	1,532			1,532	53,865

120 NW BURK AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0166	CONC,PAVMT	0	0	0	0	12.00	UT	15.00	15.00	100

TOTAL OB/XF 2,680

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	1700	C	1STORY OFF	0		*CG	0.00	0.00	22,740.56	SF		1.00	1.00	1.00	9.50	9.50	216,035							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			53,865
TOTAL MARKET OB/XF VALUE			2,680
TOTAL LAND VALUE - MARKET			216,035
TOTAL MARKET VALUE			272,580
SOH/AGL Deduction			0
ASSESSED VALUE			272,580
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			272,580
TOTAL JUST VALUE			272,580
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048149	Roof Replacement	11,800	09/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1104/0196	11/28/2006	WD	Q	I	01	100
GRANTOR: BEDOYA						
GRANTEE: RBG-CM LLC						
0680/0197	3/27/1989	WD	Q	I		120,000
GRANTOR: NICHOLS CLAYTON						
GRANTEE: BEDOYA RICARDO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W52 S8 W10 S18 E62 N26 S.