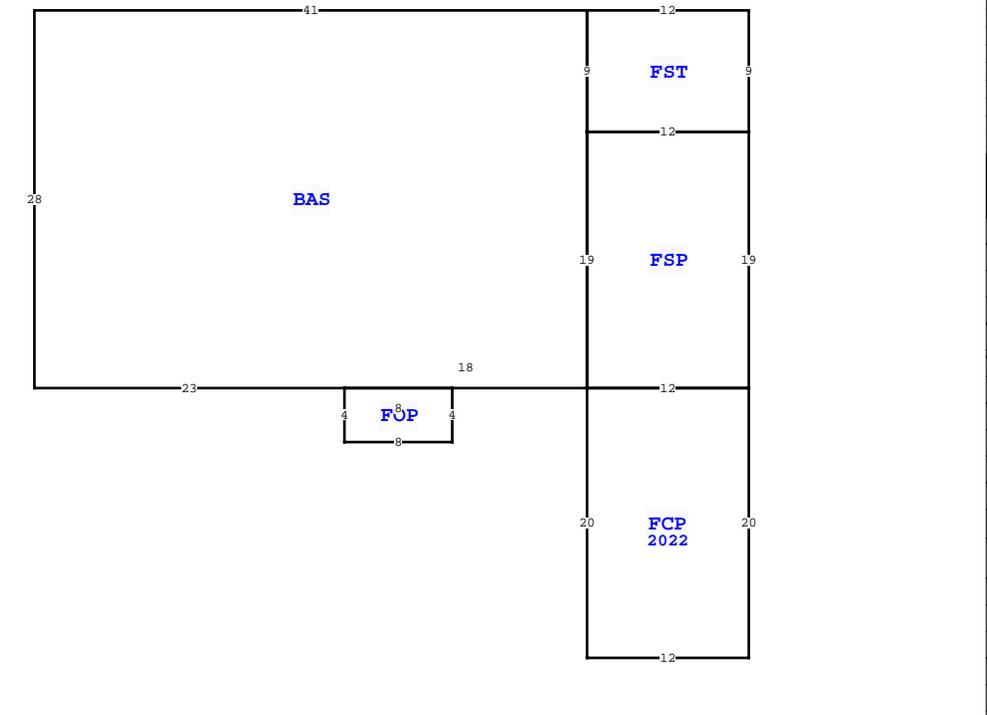




ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,368	126.4000	144.10	197,129	1957	2015	0	0	12.50	87.50	



MAP NUM	MKT AREA	06			
31317.040	1.00/				
NEIGHBORHOOD/LOC	31317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100		1,148	144,749
FCP	240	25	2022	60	7,565
FOP	32	30		10	1,261
FSP	228	40		91	11,474
FST	108	55		59	7,439
<b>TOTALS</b>	<b>1,756</b>			<b>1,368</b>	<b>172,488</b>

634 NW HOLIDAY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			172,488
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			15,465
TOTAL MARKET VALUE			189,153
SOH/AGL Deduction			10,181
ASSESSED VALUE			178,972
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			127,561
TOTAL JUST VALUE			189,153
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2621	6/24/2022	WD	Q	I	01	175,500
GRANTOR: ROSS AUDREY "CATHERIN						
GRANTEE: SEGREST VICTORIA R						
1468/113	6/02/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ROSS						
GRANTEE: ROSS AUDREY "CATHER						

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	100	0	0	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	0	0	3	100	400	
<b>TOTALS</b>															<b>1,200</b>		

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W41 S28 E23 E18 N19 N9 \$														
FSP=[ORIG=0,28] E12 N19 W12 S19 \$														
FST=[ORIG=0,9] E12 N9 W12 S9 \$														
POP=[ORIG=-18,28] S4 E8 N4 W8 \$														
FCP=[YR=2022;ORIG=0,28] E12 S20 W12 N20 \$														

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	0100	C	SFR	100		*RSF	1 0.00	0.00	12,372.39	SF		1.00	1.00	1.00	1.25	1.25	15,465							