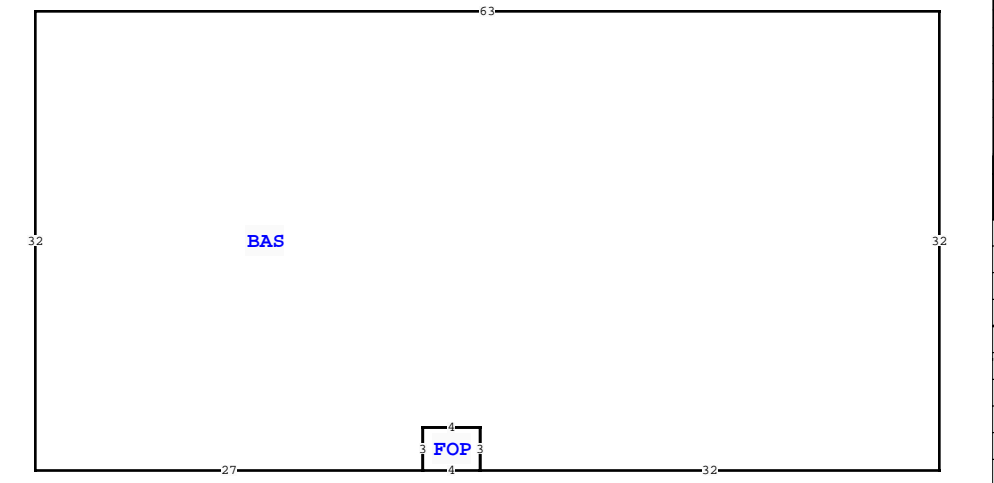




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,008	106.4090	119.18	239,313	1981	1981	0	0	35.00	65.00



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	1418.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100		2,004	155,244
FOP	12	30		4	310
TOTALS	2,016			2,008	155,553

2215 SE HIGH FALLS RD, LAKE CITY

BLD DATE	LGL DATE	04/28/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	155,553		
TOTAL MARKET OB/XF VALUE	500		
TOTAL LAND VALUE - MARKET	25,050		
TOTAL MARKET VALUE	181,103		
SOH/AGL Deduction	1,932		
ASSESSED VALUE	179,171		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	179,171		
TOTAL JUST VALUE	181,103		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	181,103		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055781	Remodel	74,000	06/01/2026
000050844	Roof Replacement	12,500	09/17/2024
15484	PUMP/UTPOL	30	05/06/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/2339	4/15/2015	QC	U	I	11	100
GRANTOR: CLARE CLARK A/K/A CL						
GRANTEE: CLARE COCA ARCILLA						
1292/1879	4/13/2015	QC	U	I	11	100
GRANTOR: ADAM ELI CLARK						
GRANTEE: CLARE CLARK						

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	0294	SHED WOOD/	0	0	10	12		0.00	100	2005	2005	3	100	500	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W63 S32 E27 FOP= E4 N3 W4 S3§ N3 E4 S3 E32 N32§.

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	0			0.00	0.00	5.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,050							