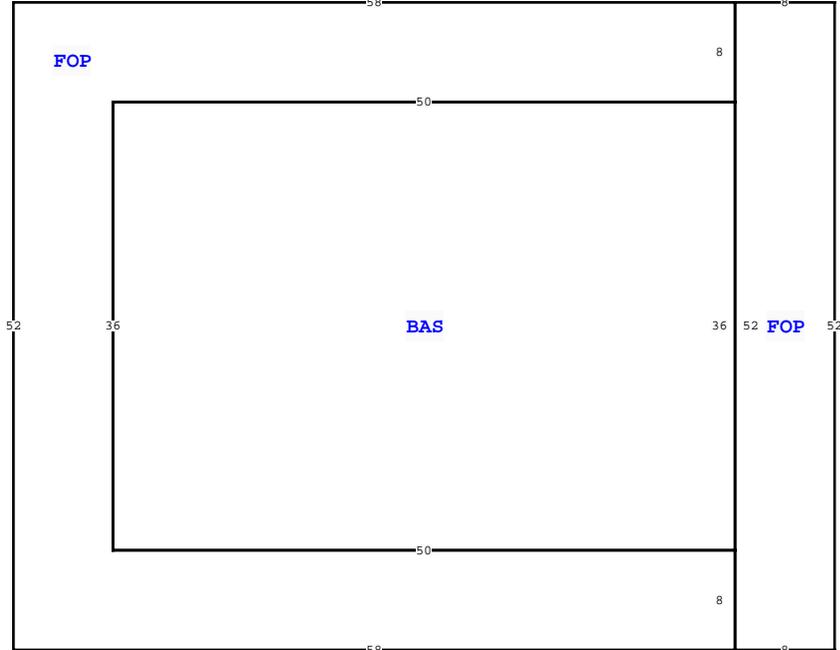




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
FOP	416	30	
FOP	1,216	30	
TOTALS	3,432		
		2,290	296,102

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
				Heated Area: 1800			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3																			
VALUATION SUMMARY																								
VALUATION BY				STANDARD																				
Tax Group: 3				Tax Dist:																				
BUILDING MARKET VALUE				296,102																				
TOTAL MARKET OB/XF VALUE				37,200																				
TOTAL LAND VALUE - MARKET				35,000																				
TOTAL MARKET VALUE				368,302																				
SOH/AGL Deduction				168,705																				
ASSESSED VALUE				199,597																				
TOTAL EXEMPTION VALUE				HX HB 51,411																				
BASE TAXABLE VALUE				148,186																				
TOTAL JUST VALUE				368,302																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				366,123																				
SALE:2:1: GIVEN IN LIEU OF FORECLOSURE																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
041135	STORAGE		01/11/2021																					
40840	SFR	0	11/03/2020																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1383/0634	4/18/2019	WD Q	Q	V	01	30,000																		
GRANTOR:WAYNE KEEN & ETAL																								
GRANTEE:CHARLES CHADWICK BU																								
1280/0751	8/26/2014	WD U	V	37		7,000																		
GRANTOR:MARION D BROWN JOHN SO																								
GRANTEE:WAYNE KEEN & ETAL																								
BLD DATE																								
XF DATE																								
INC DATE																								
LGL DATE																								
LAND DATE						04/15/2025																		
AG DATE						MLU																		
EXTRA FEATURES																								
1687 NW QUEEN RD, LAKE CITY																								
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	0040	BARN,POLE	0	100 24 40	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500										
2	0030	BARN,MT	0	100 30 55	1.00	UT	29,700.00	29,700.00	100	2023	2022		100	29,700										
TOTAL OB/XF 37,200																								
LAND DESCRIPTION																								
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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							