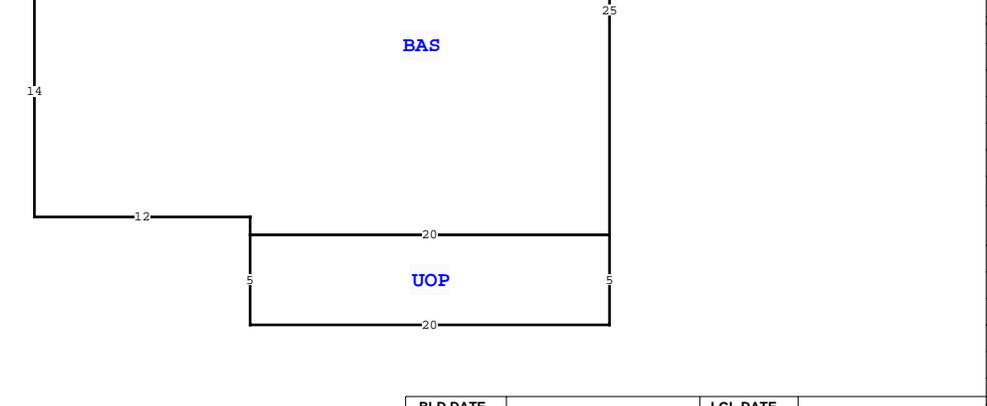


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	SINGLE FAM	0%	- 2026										Heated Area: 740	HX Base Yr



Quality	01 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	33317.080 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	2,503
BAS	668	100		668	23,220
UOP	36	20		7	243
UOP	100	20		20	695
TOTALS	876			767	26,661

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	26,661		
TOTAL MARKET OB/XF VALUE	600		
TOTAL LAND VALUE - MARKET	4,500		
TOTAL MARKET VALUE	31,761		
SOH/AGL Deduction	0		
ASSESSED VALUE	31,761		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	31,761		
TOTAL JUST VALUE	31,761		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	31,293		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2057	9/08/2025	QC	U	I	11	100
GRANTOR: NIMS RONALD WAYNE						
GRANTEE: HARMON ZACHARY						
0988/2256	7/16/2003	WD	Q	I	06	100
GRANTOR: RONALD WAYNE NIMS (RE						
GRANTEE: ELOISE S NIMS						

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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	100	
2	0210	GARAGE U	0	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	

148 NE COLBURN AVE, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W1 BAS= N6 W12 S6 E12\$ W12 UOP= N6 W6 S6 E6\$ W7 S10 W12 S14 E12 S1 UOP= S5 E20 N5W20\$ E20 N25\$.	

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		RSF/MH	60.00	100.00	6,000.00	SF		1.00	1.00	1.00	0.75	0.75	4,500							