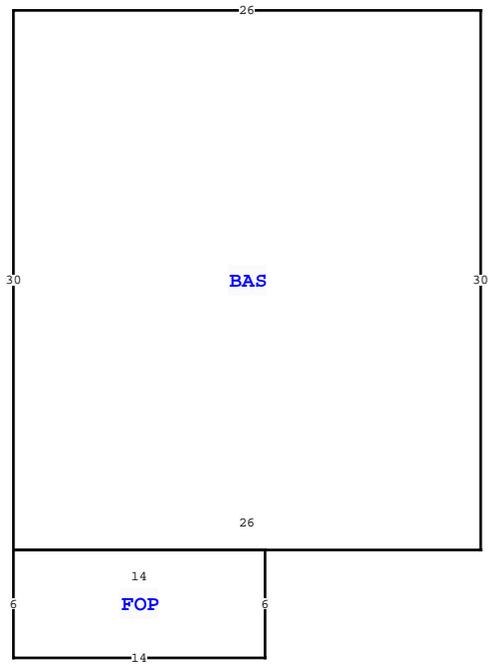


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	03	BELOW AVG.	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	780	100	
FOP	84	30	
TOTALS	864		805

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2023									Heated Area: 780	
HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	29,775		
TOTAL MARKET OB/XF VALUE	600		
TOTAL LAND VALUE - MARKET	10,790		
TOTAL MARKET VALUE	41,165		
SOH/AGL Deduction	0		
ASSESSED VALUE	41,165		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	41,165		
TOTAL JUST VALUE	41,165		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	40,642		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34133	RECONNECT	75	06/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/321	12/23/2022	QC	U	I	11	100
GRANTOR: SAM JOHNS LLC						
GRANTEE: SAMUELS RONALD						
1304/2514	11/20/2015	WD	U	I	12	14,000
GRANTOR: SHANNON POTTER						
GRANTEE: SAM JOHNS						

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	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

TOTAL OB/XF														600
347 SE MONTROSE AVE, LAKE CITY														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE				

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W26 S30 FOP= S6 E14 N6 W14\$ E26 N30\$.													

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	0.00	0.00	1.00	LT		1.00	1.00	1.30	8,300.00	10,790.00	10,790							