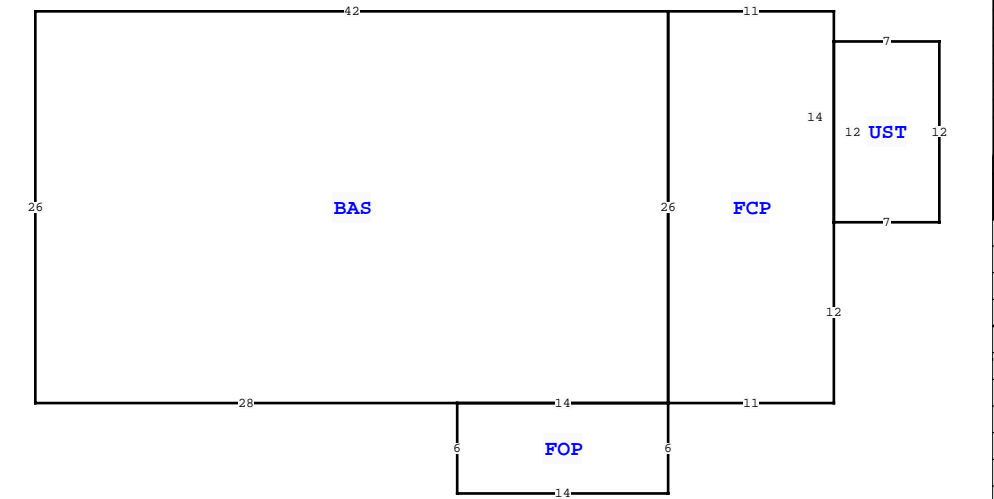




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	02	02 100
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	1,227	106.6716	119.47	146,590	1960	1960	0	0	35.00	65.00



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		07	33317.160	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,092	100		1,092	84,800		
FCP	286	25		72	5,591		
FOP	84	30		25	1,942		
UST	84	45		38	2,951		
TOTALS	1,546			1,227	95,284		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		95,284	
TOTAL MARKET OB/XF VALUE		550	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		114,334	
SOH/AGL Deduction		0	
ASSESSED VALUE		114,334	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		62,923	
TOTAL JUST VALUE		114,334	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1650	1/29/2025	WD	Q	I	01	135,000
GRANTOR: MODESTO ABRAHAM						
GRANTEE: CHRISTOPHERSON IZIK						
1276/2139	6/30/2014	WD	Q	I	01	46,000
GRANTOR: JOHN MICHAEL LEE TRUS						
GRANTEE: ABRAHAM & MARIA MOD						

243 SE CRAIG AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

BUILDING NOTES	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100

BUILDING DIMENSIONS	
BAS= W42 S26 E28 FOP= S6 E14 N6 W14\$ E14 FCP= E11 N12 UST= E7 N12 W7 S12\$ N14 W11 S26\$ N26\$.	

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/MH	80.00	132.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							