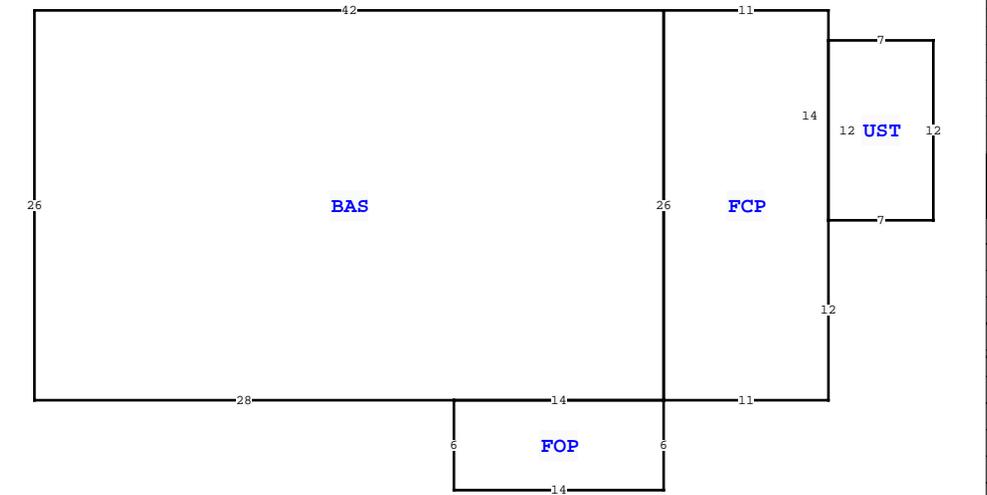




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	121.61	149,215	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	86,319		
FCP	286	25		72	5,691		
FOP	84	30		25	1,976		
UST	84	45		38	3,004		
TOTALS	1,546			1,227	96,990		

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,990
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		116,040
SOH/AGL Deduction		0
ASSESSED VALUE		116,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,629
TOTAL JUST VALUE		116,040
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

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

BUILDING NOTES	

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							