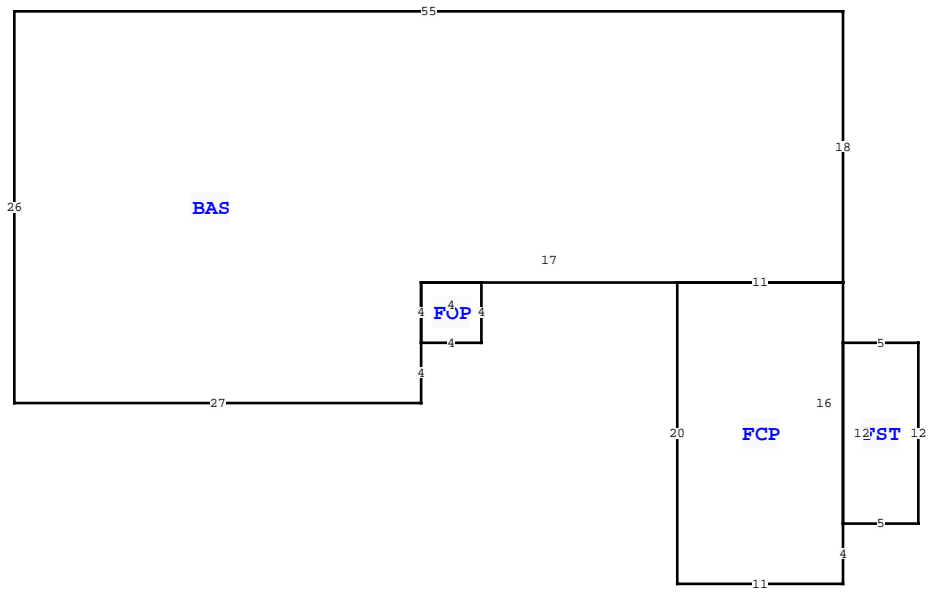


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.160	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,206	100	
FCP	220	25	
FOP	16	30	
FST	60	55	
TOTALS	1,502		

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%	- 2025								
				Heated Area: 1206			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2		
Tax Dist:	STANDARD		
BUILDING MARKET VALUE	85,634		
TOTAL MARKET OB/XF VALUE	350		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	104,484		
SOH/AGL Deduction	0		
ASSESSED VALUE	104,484		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	53,073		
TOTAL JUST VALUE	104,484		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	104,484		
SALE:2:1: LOT 2 BLK 2 ODOM'S SPRING BROOK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041529	Electrical Servic	0	03/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2305	11/17/2025	QC	U	I	11	100
GRANTOR: BACON MAKAYLA						
GRANTEE: BACON AUSTIN						
1464/49	4/08/2022	WD	U	I	11	100
GRANTOR: WHITMORE HEATHER L						
GRANTEE: BACON AUSTIN						

EXTRA FEATURES		254 SE CRAIG AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC,PAVMT	0 100
2	0120	CLFENCE 4	0 100

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	
TOTALS															350	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W55 S26 E27 N4 FOP= E4N4 W4 S4\$ N4 E17 FCP= S20 E11N4 FST= E5 N12 W5 S12\$ N16 W11\$ E11 N18\$.	

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/MR	06.00	133.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							