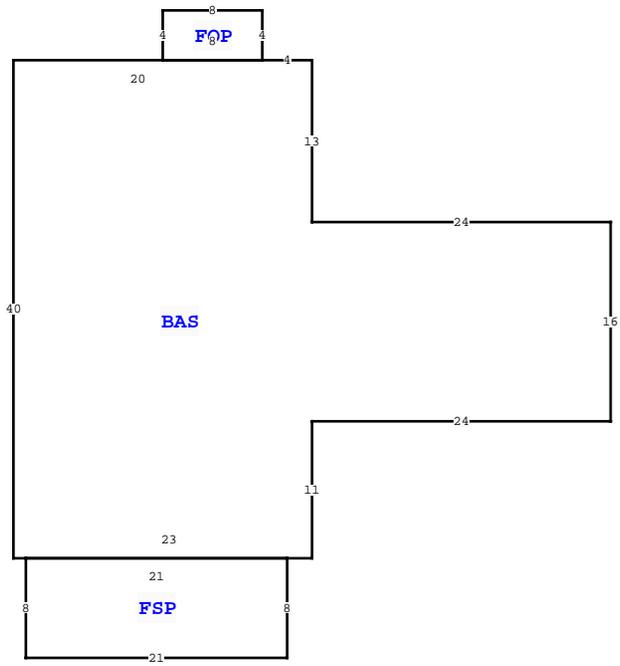


ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,421	106.4960	121.41	172,524	1945	1995	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1344 HX Base Yr													



MAP NUM	MKT AREA	OR			
0100	SINGLE FAMILY	07			
NEIGHBORHOOD/LOC 860317.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	106,064
FOP	32	30		10	789
FSP	168	40		67	5,287
TOTALS	1,544			1,421	112,141

324 SE COLBURN AVE, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/27/2022	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	8,000	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	112,141		
TOTAL MARKET OB/XF VALUE	8,300		
TOTAL LAND VALUE - MARKET	13,894		
TOTAL MARKET VALUE	134,335		
SOH/AGL Deduction	0		
ASSESSED VALUE	134,335		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	134,335		
TOTAL JUST VALUE	134,335		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	132,367		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045033	Roof Replacement	9,733	07/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/632	8/10/2023	WD	Q	I	01	174,000
GRANTOR: DUFFANY ADAM R						
GRANTEE: PLATT DIANA L						
1357/2275	4/13/2018	WD	Q	I	01	66,714
GRANTOR: PATRICIA L HARRELL						
GRANTEE: ADAM R DUFFANY						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W24 N13 W4 W20 S40 E1 E23 N11 E24 N16 \$													
FSP=[ORIG=-47,27] S8 E21 N8 W21 \$													
FOP=[ORIG=-28,-13] N4 W8 S4 E8 \$													

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	105.00	130.00	14,625.00	SF		1.00	1.00	1.00	0.95	0.95	13,894							