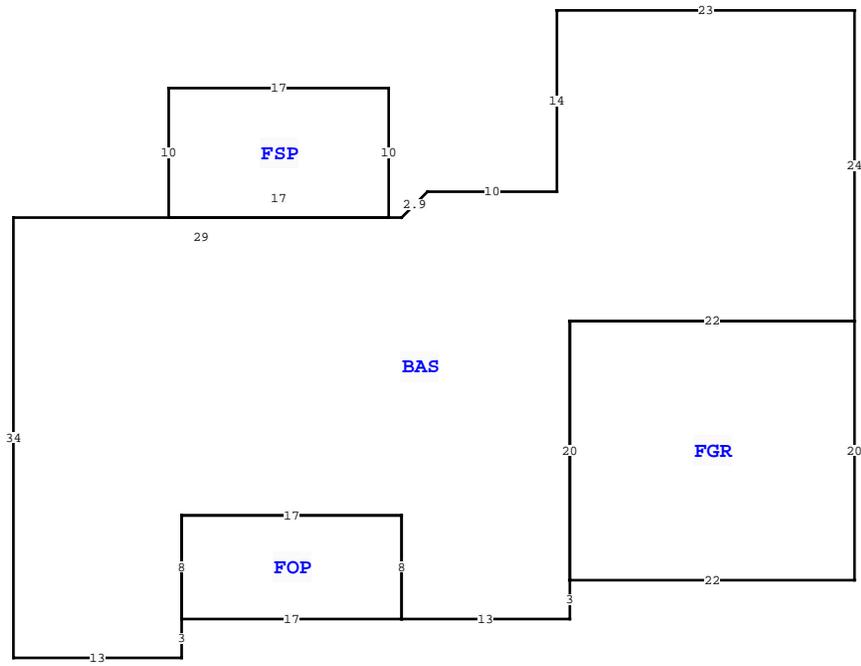


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 70	
Exterior Wall	31	VINYL SID 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	19	MARBLE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectural Units	05	CONV 100	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,153	151.0740	169.20	364,288	2008	2008	0	0	18.28	81.72	
1 SINGLE FAM 0% - 2023 Heated Area: 1802 HX Base Yr												



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	249,163
FGR	440	55		242	33,461
FOP	136	30		41	5,669
FSP	170	40		68	9,403
TOTALS	2,548			2,153	297,696

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		297,696	
TOTAL MARKET OB/XF VALUE		4,976	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		326,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		326,672	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		326,672	
TOTAL JUST VALUE		326,672	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		330,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4072	SFR	661	01/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2273	4/21/2022	WD Q	Q	I	01	350,000
GRANTOR: FRASER JAMES						
GRANTEE: LAKE CITY REAL ESTA						
1369/0211	9/19/2018	WD Q	Q	I	01	205,000
GRANTOR: BRADY A PRATT						
GRANTEE: JAMES FRASER						

EXTRA FEATURES		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/01/2023	MLU
4052 NW RIVER SEBASTIAN LN, LAKE CITY								

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	0	0	892.00	UT	3.00	3.00	100	2008	2008	3	100	2,676	
2	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 S14 W10 D2 L2 W1 FSP= N10 W17 S10 E17 S W29 S34 E13 N3 FOP= E17 N8 W17 S8 S N8 E17 S8 E13 N3 FGR= E22 N20 W22 S20 S N20 E22 N24 S.	

LAND DESCRIPTION		TOTAL OB/XF															4,976							
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							