

WD 1323-1140, WD 1353-2305, WD 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,499	117.1100	131.16	327,769	2022	2022	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2144 HX Base Yr 2023

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	317,936	
TOTAL MARKET OB/XF VALUE	16,417	
TOTAL LAND VALUE - MARKET	24,000	
TOTAL MARKET VALUE	358,353	
SOH/AGL Deduction	200,952	
ASSESSED VALUE	157,401	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	105,990	
TOTAL JUST VALUE	358,353	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	361,631	

MAP NUM	MKT AREA	06			
34316.060	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100	2023	2,144	272,771
FGR	441	55	2023	243	30,916
FOP	156	30	2023	47	5,980
FOP	216	30	2023	65	8,269
TOTALS	2,957			2,499	317,936

BLD DATE	LGL DATE
	05/01/2023 MLU
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047157	Storage Building	8,826	05/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2325	12/19/2022	WD Q	I	01		362,700
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: CHAPMAN BAYLASS GLENN						
1433/1317	3/25/2021	WD Q	V	05		288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

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	2,039.00	UT	3.00	3.00	100	2023	2022		100	6,117	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2024	2023		100	7,500	

3981 NW RIVER SEBASTIAN LN, LAKE CITY																	
TOTAL OB/XF 16,417																	

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2023;ORIG=-65,-45] S30 E21 S13 E26 S6 S2 E12 N51 W12 S8 W27 N8 W20 \$																	
FOP=[YR=2023;ORIG=-45,-45] E27 S8 W27 N8 \$																	
FOP=[YR=2023;ORIG=-44,-2] E26 S6 W26 N6 \$																	
FGR=[YR=2023;ORIG=-65,-15] S21 E21 N2 N6 N13 W21 \$																	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							