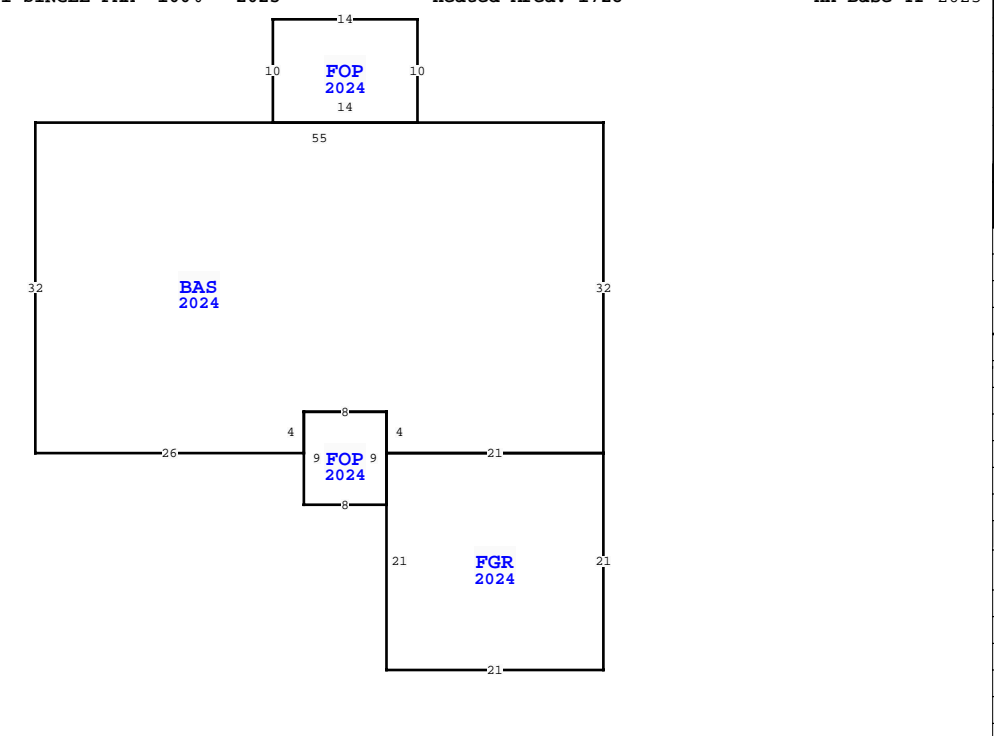


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,035	114.8400	128.62	261,742		2023		0	0	2.00	98.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	256,507	
TOTAL MARKET OB/XF VALUE	2,925	
TOTAL LAND VALUE - MARKET	24,000	
TOTAL MARKET VALUE	283,432	
SOH/AGL Deduction	0	
ASSESSED VALUE	283,432	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	232,021	
TOTAL JUST VALUE	283,432	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	286,050	

DOR CODE		SINGLE FAMILY	
MAP NUM	MKT AREA	06	
NEIGHBORHOOD/LOC			
34316.060		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	2024
FGR	441	55	2024
FOP	72	30	2024
FOP	140	30	2024
TOTALS	2,381		

BLD DATE	LGL DATE	05/01/2023	MLU
641 NW FOREST MEADOWS AVE, LAKE CITY			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2614	2/16/2024	WD Q	Q	I	01	343,500
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: DIEHL WILLIAM DAVID						
1429/2233	2/04/2021	WD Q	Q	V	05	320,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

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			3.00	100	2024	2023		100	2,925	

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS=[YR=2024;ORIG=-11,-10] W55 S32 E26 N4 E8 S4 E21 N32 \$
 FOP=[YR=2024;ORIG=-43,-20] E14 S10 W14 N10 \$
 FOP=[YR=2024;ORIG=-40,18] E8 S9 W8 N9 \$
 FGR=[YR=2024;ORIG=-32,22] E21 S21 W21 N21 \$

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