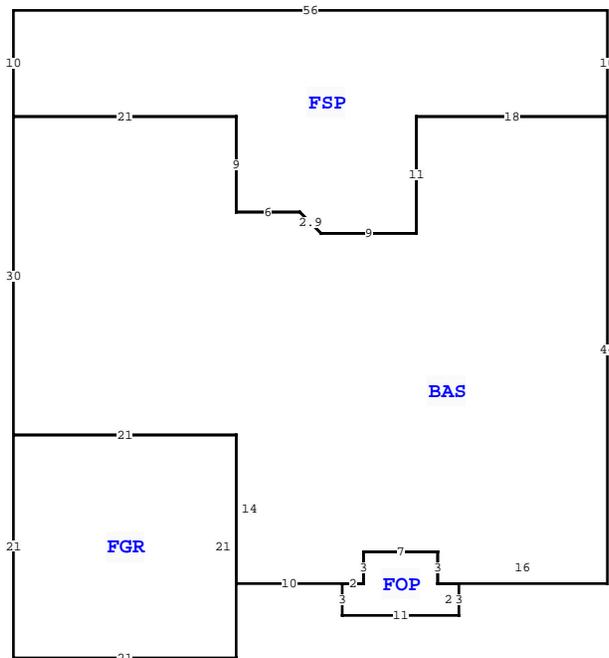


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060	1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2024									Heated Area: 1976 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	206,246
FGR	441	55		243	25,363
FOP	54	30		16	1,670
FSP	733	40		293	30,582
TOTALS	3,204			2,528	263,862

533 NW OAKMONT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	3,206.00	UT	3.00	3.00	100	2007	2007	3	100	9,618	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

TOTAL OB/XF 12,718

LAND DESCRIPTION																								
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	25,000.00	25,000.00	25,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE			263,862	
TOTAL MARKET OB/XF VALUE			12,718	
TOTAL LAND VALUE - MARKET			25,000	
TOTAL MARKET VALUE			301,580	
SOH/AGL Deduction			0	
ASSESSED VALUE			301,580	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			301,580	
TOTAL JUST VALUE			301,580	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			299,302	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3943	SFR	863	10/09/2006
00434			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1504	2/23/2023	WD Q	Q	I	01	320,000
GRANTOR: GOMEZ RUSSELL FRANCIS						
GRANTEE: JACOBS BRAD						
1421/0062	10/02/2020	WD Q	Q	I	01	259,000
GRANTOR: JAMES R & KAREN E HAR						
GRANTEE: RUSSELL FRANCIS & A						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= N44 FSP= N10 W56 S10 E21 S9 E6 R2 D2 E9 N11 E18\$ W18 S11 W9 U2 L2 W6 N9 W21 S30 FGR= S21 E21 N21 W21\$ E21 S14 E10 FOP= S3 E11 N3 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E16 \$.													