



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0800MULTI-FAM <10	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,042	100
FOP	55	30
FOP	55	30
FOP	168	30
FST	40	55
TOTALS	2,360	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	DUPLX	0%	2025									Heated Area: 2042		
HX Base Yr														
404 NW LAKE CITY AVE STE 102, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		226,858	
TOTAL MARKET OB/XF VALUE		4,536	
TOTAL LAND VALUE - MARKET		31,713	
TOTAL MARKET VALUE		263,107	
SOH/AGL Deduction		0	
ASSESSED VALUE		263,107	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		263,107	
TOTAL JUST VALUE		263,107	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0399	NEW DUPLEX		06/27/2024
000050021	Right-of-Way Acce		05/31/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1652	1/18/2024	QC	U	I	11	100
GRANTOR: STREICHER MICHAEL ROS						
GRANTEE: SEC, LLC						
1397/1731	10/30/2019	WD	U	V	11	100
GRANTOR: MICHAEL D & CAROL A C						
GRANTEE: MICHAEL ROSS STREIC						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=10,10] S43 E13 N10 E28 S10 E13 N43 W54 \$													
FOP=[YR=2025;ORIG=23,43] S6 E28 N6 W28 \$													
FOP=[YR=2025;ORIG=41,5] S5 E11 N5 W11 \$													
FOP=[YR=2025;ORIG=22,5] S5 E11 N5 W11 \$													
FST=[YR=2025;ORIG=33,5] S5 E8 N5 W8 \$													

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	0	0	0		3.00	100	2025	2024		100	4,536	

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	0800	C	MULTI-FAM	0		RO	0.00	0.00	22,652.00	SF		1.00	1.00	0.80	1.75	1.40	31,713							