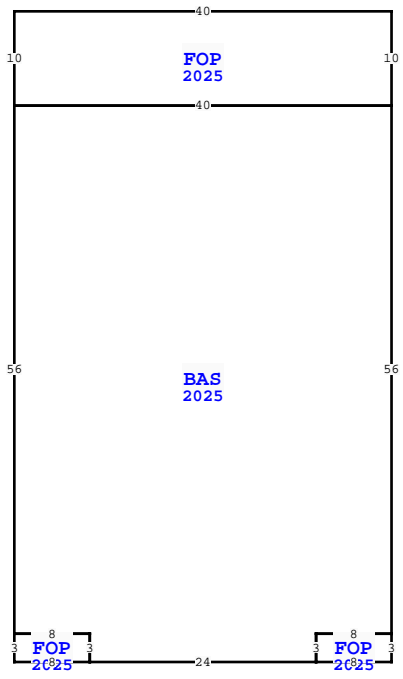


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLX	0%	- 2026									Heated Area: 2312	HX Base Yr



Quality	06	06			
DOR CODE	0800MULTI-FAM <10				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	34316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2025	2,312	271,507
FOP	24	30	2025	7	822
FOP	24	30	2025	7	822
FOP	400	30	2025	120	14,092
TOTALS	2,760			2,446	287,244

292 NW LAKE CITY AVE 101, 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	0	1,600.00	UT	3.00	3.00	100	2025	2024		100	4,800	
2	0166	CONC, PAVMT	0	0	0	0	2,320.00	UT	3.00	3.00	100	2026	2025		100	6,960	

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	22,216.00	SF		1.00	1.00	0.80	1.75	1.40	31,102							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	577,389		
TOTAL MARKET OB/XF VALUE	11,760		
TOTAL LAND VALUE - MARKET	31,102		
TOTAL MARKET VALUE	620,251		
SOH/AGL Deduction	0		
ASSESSED VALUE	620,251		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	620,251		
TOTAL JUST VALUE	620,251		
NCON VALUE	297,105		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	319,369		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054012	Right-of-Way Acce		09/09/2025
25-0352	NEW DUPLX		04/11/2025
24-0718	NEW DUPLX		09/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2059	1/23/2025	QC	U	V	11	100

GRANTOR: GANSKOP MARK
GRANTEE: K2 HOMES LLC
1517/2659 6/26/2024 WD Q V 05 100,000
GRANTOR: NORTH JEAN B
GRANTEE: GANSKOP MARK

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=10,4] S56 E8 S3 E24 N3 E8 N56 W40 \$
FOP=[YR=2025;ORIG=10,-6] S10 E40 N10 W40 \$
FOP=[YR=2025;ORIG=10,60] S3 E8 N3 W8 \$
FOP=[YR=2025;ORIG=42,60] S3 E8 N3 W8 \$

