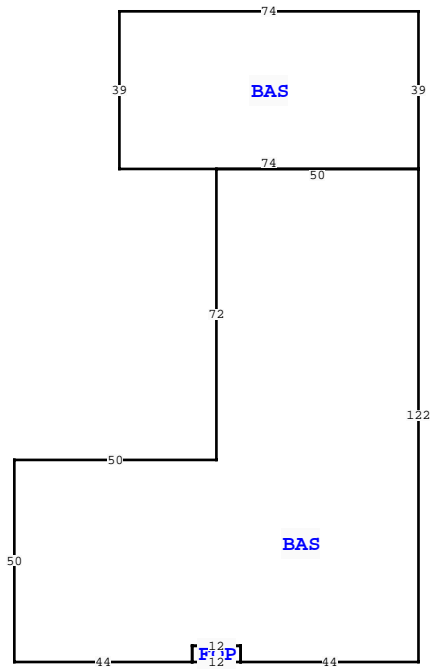


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		9	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		8	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	8600 COUNTY IMP		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,886	100	
BAS	8,552	100	
FOP	48	30	
TOTALS	11,486		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 0									Heated Area: 11438 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		402,466	
TOTAL MARKET OB/XF VALUE		44,519	
TOTAL LAND VALUE - MARKET		112,320	
TOTAL MARKET VALUE		559,305	
SOH/AGL Deduction		0	
ASSESSED VALUE		559,305	
TOTAL EXEMPTION VALUE		03	559,305
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		559,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		551,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052939	Remodel	47,300	04/27/2025
000051856	Roof Replacement	92,565	12/17/2024
28277	ADDN COMM	0	12/16/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0703/0791	12/06/1989	WD	U	I		389,300

GRANTOR: JEFFERSON PILOT  
 GRANTEE: COLUMBIA COUNTY

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	31,168.80	31,168.80	100	1988	1988	3	100	31,169	
2	0140	CLFENCE	6	0	0	0	1,500.00	UT	6.50	6.50	100	2003	2003	3	100	9,750	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0261	PRCH,UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

263 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= N39 W74 S39 E74\$ BAS= W50 S72 W50 S50 E44 FOP= E12 N4 W12 S4\$ N4 E12 S4 E44 N122\$.													

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	8600	C	COUNTY	0		CG	0.00	0.00	1.08	AC		1.00	1.00	1.00	54,000.00	54,000.00	58,320							
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

