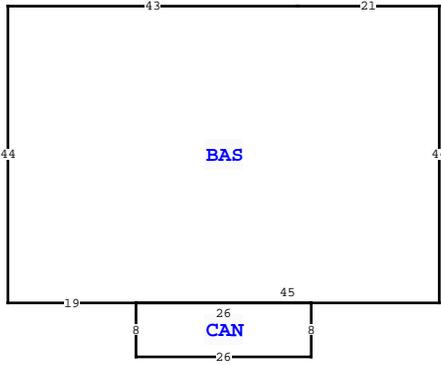
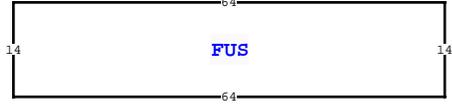


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		7	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		7	100
Stories	1.5	1.5	100
Units		0	100
Condition Adj	04	04	100
Quality	06	06	
DOR CODE	1700	OFFICE BLD	1STY
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.090	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,816	100	
CAN	208	30	
FUS	896	100	
TOTALS	3,920		

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%	- 2025									Heated Area: 3712	HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	299,051	
TOTAL MARKET OB/XF VALUE	8,512	
TOTAL LAND VALUE - MARKET	203,370	
TOTAL MARKET VALUE	510,933	
SOH/AGL Deduction	0	
ASSESSED VALUE	510,933	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	510,933	
TOTAL JUST VALUE	510,933	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	506,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3237	ADDN COMM	255	04/12/2005
2389	COMMERCIAL	568	06/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/371	7/22/2024	WD Q	Q	I	01	630,000
GRANTOR: ODOM, MOSES & COMPANY						
GRANTEE: POD RENTAL LLC						
1510/1029	3/08/2024	WD Q	Q	I	01	625,000
GRANTOR: TJ AGENCY LLC AKA PAR						
GRANTEE: ODOM, MOSES & COMPA						

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	7,320.00	UT	1.10	1.10	100	1993	1993	3	100	8,052	
2	0166	CONC, PAVMT	0	0	0	230.00	UT	2.00	2.00	100	1993	1993	3	100	460	

BLD DATE		LGL DATE	
4498 W US HIGHWAY 90	, LAKE CITY	04/09/2024	MLU

BUILDING NOTES	
BAS= W43 S44 E19 CAN= S8 E26 N8 W26\$ E45 N44 W21 PTR= N30 FUS= N14 W64 S14 E64\$ S30\$.	

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	1700	C	1STORY OFF	0		CI	0.00	0.00	20,337.00	SF		1.00	1.00	1.00	10.00	10.00	203,370							