

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 76,230 TOTAL MARKET VALUE 76,230 SOH/AGL Deduction 4,356 ASSESSED VALUE 71,874 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 71,874 TOTAL JUST VALUE 76,230 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 65,340										
DOR CODE 1000 VACANT COMMERCIAL																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 06																											
NEIGHBORHOOD/LOC 34316.090 1.00/																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / V RSN CD SALE PRICE 1018/0930 6/15/2004 WD Q V 287,700 GRANTOR: HOWARD E VAN ARSDALL GRANTEE: SEVAN REAL ESTATE L											
TOTALS																BUILDING NOTES											
EXTRA FEATURES						4252 SW CAMBRIDGE GLN, LAKE CITY										BUILDING DIMENSIONS											
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											
																	LAND DESCRIPTION TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	1000	C	VACANT COMME	0		CI	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	3.50	3.50	76,230										
REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.50 Total Land Value: 76,230 Market: 0 Agricultural: 0 Common: 76,230 PRINTED 06/19/2026 BY SYS																											