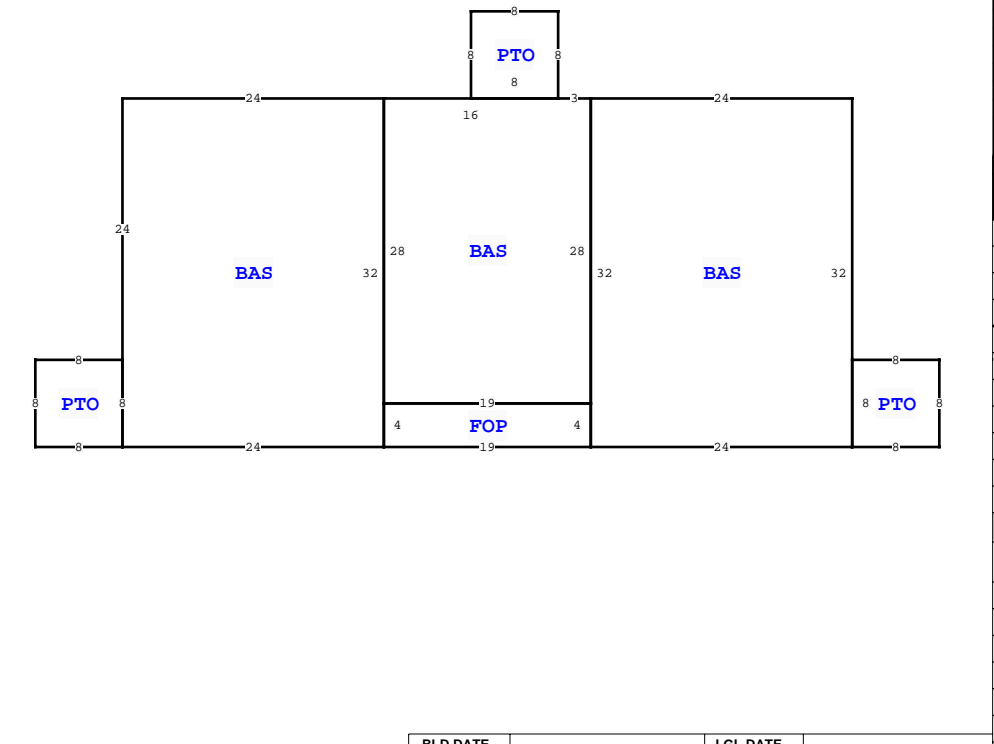


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
RMS	0	100
Stories	1.	1.100
Units	3	100
Condition Adj	03	100
Kitchen Adjus	01	01.100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	03	2,100	109.0950	94.91	199,311	1982	1982	0	0	50.00	50.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	25,246
BAS	768	100		768	36,446
BAS	768	100		768	36,446
FOP	76	30		23	1,092
PTO	64	5		3	143
PTO	64	5		3	143
PTO	64	5		3	143
TOTALS	2,336			2,100	99,656

501 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	04/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0.00	0.00	100	0	0	3	100	1,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF 2,000

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		RMF-2220.00	100.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		197,400
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		234,400
SOH/AGL Deduction		4,432
ASSESSED VALUE		229,968
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		229,968
TOTAL JUST VALUE		234,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00299			
00357			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1225	1/15/2019	WD Q	Q	I	05	1,259,000

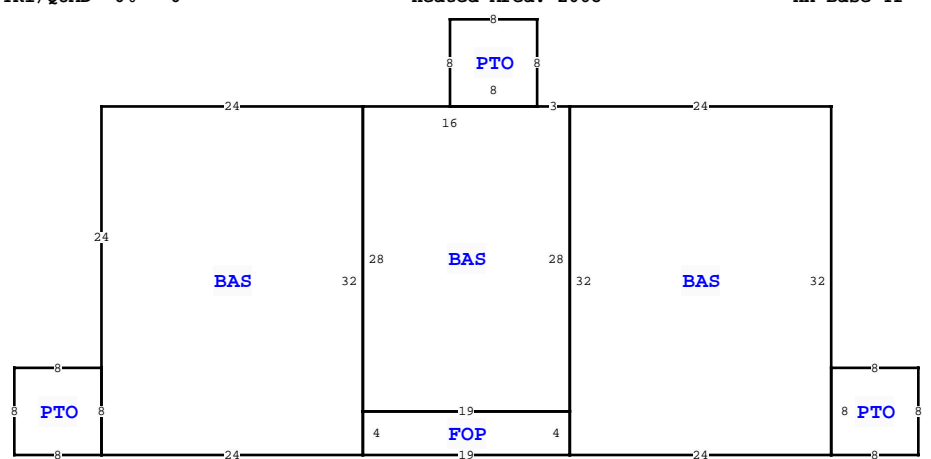
GRANTOR: GATORWOOD ASHINGTON A
GRANTEE: CAMELIA APARTMENTS
1242/2109 7/02/2012 WD U I 11 100
GRANTOR: THOMAS EAGLE, STEPHEN
GRANTEE: GATORWOOD ASHINGTON

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W24 BAS= W3 PTO= N8 W8S8 E8\$ W16 BAS= W24 S24 PTO= W8 S8 E8 N8\$ S8 E24 N32\$S28 FOP= S4 E19 N4 W19\$ E19 N28\$ S32 E24 PTO= E8 N8 W8 S8\$ N32\$.	

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
RMS	0 100
Stories	1. 1. 100
Units	3 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 TRI/QUAD		0% - 0									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	24,762
BAS	768	100		768	35,747
BAS	768	100		768	35,747
FOP	76	30		23	1,071
PTO	64	5		3	140
PTO	64	5		3	140
PTO	64	5		3	140
TOTALS	2,336			2,100	97,744

501 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			197,400
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			234,400
SOH/AGL Deduction			4,432
ASSESSED VALUE			229,968
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			229,968
TOTAL JUST VALUE			234,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1225	1/15/2019	WD Q	Q	I	05	1,259,000
GRANTOR: GATORWOOD ASHINGTON A						
GRANTEE: CAMELIA APARTMENTS						
1242/2109	7/02/2012	WD U	U	I	11	100
GRANTOR: THOMAS EAGLE, STEPHEN						
GRANTEE: GATORWOOD ASHINGTON						

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W24 BAS= W3 PTO= N8 W8S8 E8\$ W16 BAS= W24 S24 PTO= W8 S8 E8 N8\$ S8 E24 N32\$S28 FOP= S4 E19 N4 W19\$ E19 N28\$ S32 E24 PTO= E8 N8 W8 S8\$ N32\$.

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV