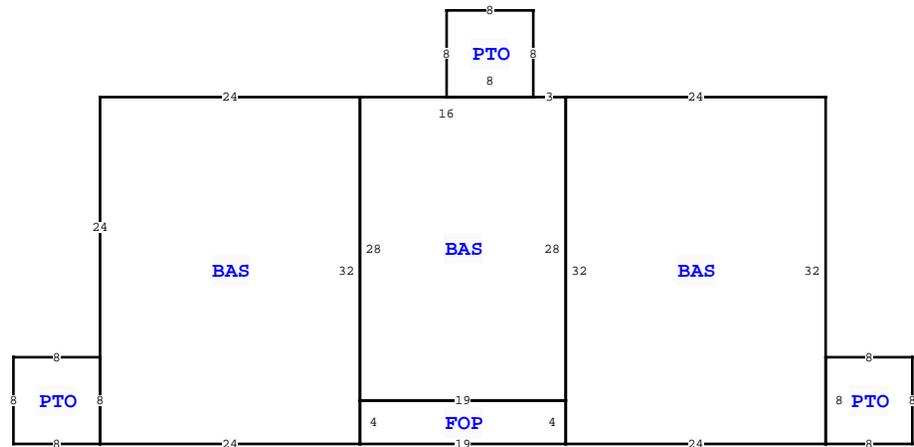




ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	8	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	
2800	03	2,100	109.0950	98.19	206,199	1982	1995	0	0	45.00	55.00	
1 TRI/QUAD 0% - 0 Heated Area: 2068 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	28,730
BAS	768	100		768	41,476
BAS	768	100		768	41,476
FOP	76	30		23	1,242
PTO	64	5		3	162
PTO	64	5		3	162
PTO	64	5		3	162
TOTALS	2,336			2,100	113,409

447 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	0.50	UT	1,500.00	1,500.00	100	0	0	3	100	750	
2	0169	FENCE/WOOD	0	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

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	0300	C	MULTI-FAM	0		RMF-2	2100.00	110.00	0.34	LT		1.00	1.00	1.00	35,000.00	35,000.00	11,900									
2	0300	C	MULTI-FAM	0		RMF-2	0.00	0.00	0.66	LT		1.00	1.00	1.00	35,000.00	35,000.00	23,100									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			113,409
TOTAL MARKET OB/XF VALUE			850
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			149,259
SOH/AGL Deduction			0
ASSESSED VALUE			149,259
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			149,259
TOTAL JUST VALUE			149,259
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,874

LAND:2:1: ASS'D AS 1 LOT: .34 LT AE/Y: .66 LT AE/N
LAND:1:1: 0.25 AC. (1/2 PLATTED LOT):SEE NOTE ITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00325			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/970	9/21/2023	LE U	I	I	14	100
GRANTOR: BRENNAN JOHN J						
GRANTEE: BRENNAN JOHN J (ENH						
1251/0991	3/15/2013	WD Q	I	I	05	175,000
GRANTOR: TIMOTHY A & KIMBERLY						
GRANTEE: JOHN J & CYNTHIA H						

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W24 BAS= W3 PTO= N8 W8S8 E8S W16 BAS= W24 S24 PTO= W8 S8 E8 N8S S8 E24 N32S28 FOP= S4 E19 N4 W19S E19 N28S S32 E24 PTO= E8 N8 W8 S8S N32S.