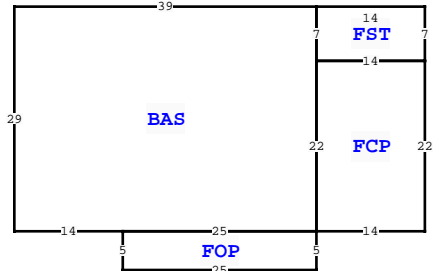
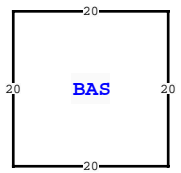


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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		
1	SINGLE FAM	100% - 0										Heated Area: 1531 HX Base Yr	



Quality	05	05			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM		06			
NEIGHBORHOOD/LOC	34316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	26,939
BAS	1,131	100		1,131	76,169
FCP	308	25		77	5,186
FOP	125	30		38	2,559
FST	98	55		54	3,637
TOTALS	2,062			1,700	114,489

653 NW LAKE CITY AVE, LAKE CITY

BLD DATE	LGL DATE	
XF DATE	LAND DATE	04/21/2023 MLU
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	0261	PRCH, UOP	0	100	10	20	200.00	UT	2.00	100	0	0	3	100	400	
2	0210	GARAGE U	0	100	10	20	200.00	UT	18.00	60	1993	1993	3	60	2,160	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	100	2007	2007	3	100	2,400	
6	0260	PAVEMENT-A	0	100	12	100	1,200.00	UT	0.45	100	0	0	3	100	540	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	200	
8	0252	LEAN-TO W/	0	100	20	24	480.00	UT	2.00	50	1993	1993	3	50	480	
9	0120	CLFENCE 4	0	100	0	0	200.00	UT	7.50	100	2007	2007	3	100	1,500	

TOTAL OB/XF 14,880

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	0100	C	SFR	100		RSF/ME	29.00	315.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			114,489
TOTAL MARKET OB/XF VALUE			14,880
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			147,869
SOH/AGL Deduction			89,331
ASSESSED VALUE			58,538
TOTAL EXEMPTION VALUE	HX HB SX WX	58,538	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			147,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1438	3/26/2025	LE U	I	14		100
GRANTOR: PHILLIPS DIXIE R						
GRANTEE: PHILLIPS DIXIE R (E						
1205/2381	11/30/2010	WD U	V	15		10,000
GRANTOR: ALICE M WARD						
GRANTEE: DONALD P & DIXIE P						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W39 S29 E14 FOP= S5 E25N5 W25\$ E25 FCP= E14 N22 W14 S22\$ N22 FST= E14 N7 W14 S7\$ N7\$ PTR= N30 E40 BAS= E20 N20 W20 S20\$ S30 W40\$.	