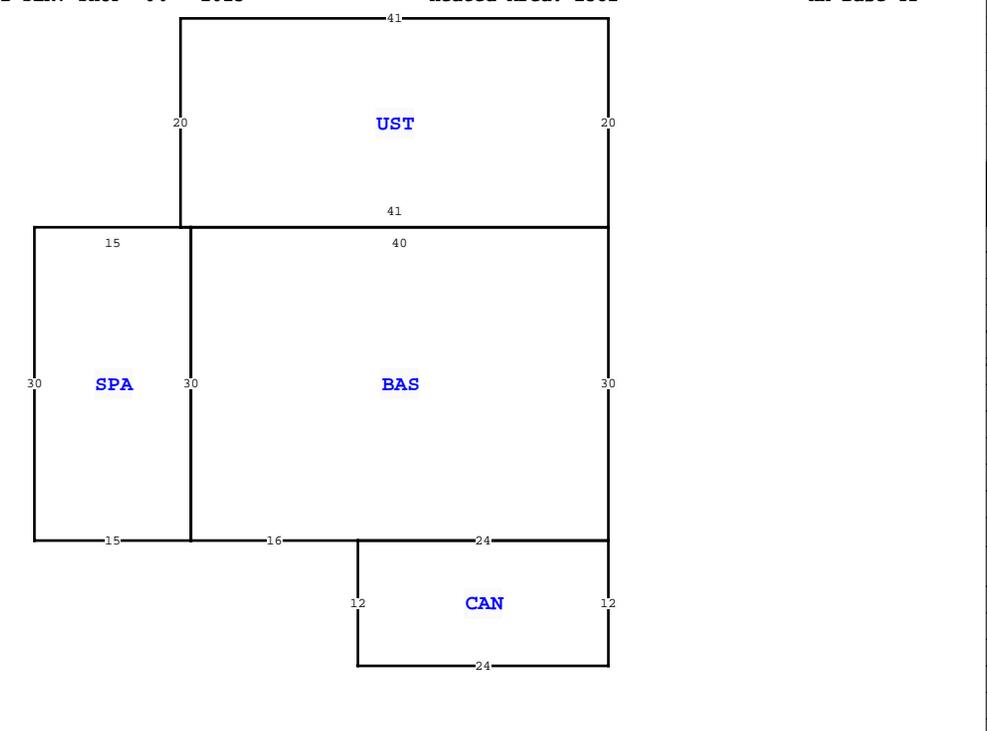


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	2	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	3	100
Stories	0	100
Units	0	100
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SERV SHOP	0%	2025	42.16	84,151	1962	1995	0	0	45.00	55.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	27,826
CAN	288	30		86	1,994
SPA	450	85		382	8,858
UST	820	40		328	7,605
TOTALS	2,758			1,996	46,283

BLD DATE	LGL DATE
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	0166	CONC, PAVMT	0	0	28	55	1,540.00	UT	1.26	1.26	100	0	0	3	100	1,940	
2	0166	CONC, PAVMT	0	0	8	41	328.00	UT	1.26	1.26	100	0	0	3	100	413	
3	0166	CONC, PAVMT	0	0	10	10	100.00	UT	1.26	1.26	100	0	0	3	100	126	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

2649 NE BASCOM NORRIS DR, LAKE CITY																
TOTAL OB/XF																
2,579																

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	2500	C	SRVC SHOPS	0		*CG	0.00	0.00	10,018.00	SF		1.00	1.00	1.00	2.25	2.25	22,540							

COLUMBIA COUNTY PROPERTY PAGE 1 of 1																							
VALUATION SUMMARY																							
STANDARD																							
Tax Group: 2 Tax Dist:																							
BUILDING MARKET VALUE												46,283											
TOTAL MARKET OB/XF VALUE												2,579											
TOTAL LAND VALUE - MARKET												22,540											
TOTAL MARKET VALUE												71,402											
SOH/AGL Deduction												0											
ASSESSED VALUE												71,402											
TOTAL EXEMPTION VALUE												0											
BASE TAXABLE VALUE												71,402											
TOTAL JUST VALUE												71,402											
NCON VALUE												0											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												72,955											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2743	9/19/2024	WD	U	I	35	121,000
GRANTOR: ARTHUR MICHAEL D						
GRANTEE: SEKOURI TIJANI						
1146/1518	3/24/2008	WD	Q	I	03	55,000
GRANTOR: HUGH A WILSON JR AS P						
GRANTEE: MICHAEL D & WANDA D						

BUILDING NOTES

BUILDING DIMENSIONS
UST= N20 W41 S20 E41\$ BAS= W40 SPA= W15 S30 E15 N30\$ S30 E16 CAN= S12 E24 N12 W24\$ E24 N30\$.