

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR 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		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,669	100	
FGR	240	55	
FOP	18	30	
UST	84	45	
TOTALS	2,011		
		1,844	160,013

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% - 2011			246,174	1963	1980	0	0	35.00	65.00
Heated Area: 1669 HX Base Yr 2011											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		160,013	
TOTAL MARKET OB/XF VALUE		2,100	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		180,613	
SOH/AGL Deduction		77,114	
ASSESSED VALUE		103,499	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		52,088	
TOTAL JUST VALUE		180,613	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,613	
SALE:1:1: FINAL JUDGEMENT CASE #87-687-CA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047016	Electrical Servic	0	04/20/2023
29146	MAINT/ALTR	30	01/28/2011
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1191/0186	3/19/2010	WD Q	I 01
GRANTOR: JEREMY DIXON & ALANNA		SALE PRICE	
GRANTEE: THOMAS A & KATHLEEN		102,500	
1021/2643	7/22/2004	WD Q	I
GRANTOR: KURUVILLA		84,000	
GRANTEE: JEREMY DIXON & ALAN			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= N16 W16 S16 W37 S27 E24 FOP= E6 N3 W6 S3 N3 E6 S3 E23			
FGR= E12 N20 W12 S20 \$ N20UST= E12 N7 W12 S7 N7 \$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0
3	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	100	1993
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2012

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
183 SE OLUSTEE AVE, LAKE CITY											
BLD DATE: 04/21/2023 MLU											
LGL DATE: 04/21/2023 MLU											
XF DATE: 04/21/2023 MLU											
INC DATE: 04/21/2023 MLU											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	90.00	125.00	1.00	LT	1.00

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
2,100											
ADJ UNIT PRICE: 18,500.00											
ADJ UNIT PRICE: 18,500.00											
LAND VALUE: 18,500											