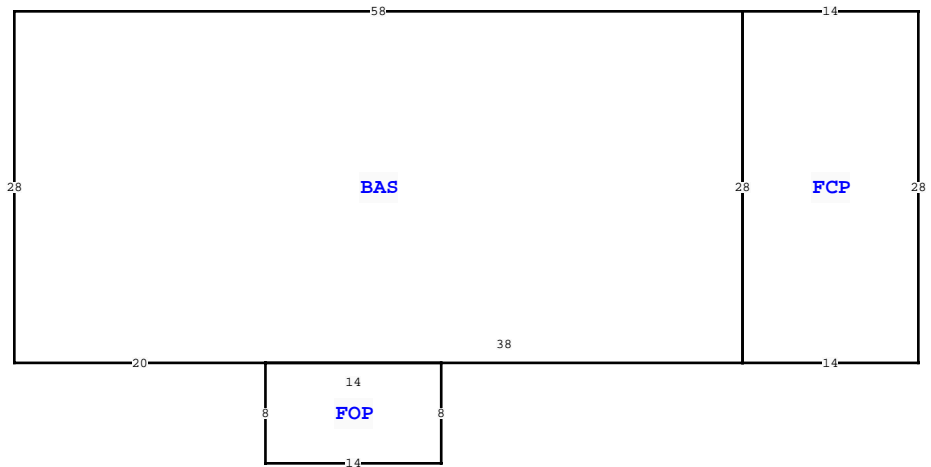


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,756	105.8547	118.56	208,191	1961	1961		0	0	35.00	65.00
1 SINGLE FAM 100% - 2017 Heated Area: 1624 HX Base Yr 2017												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	125,152
FCP	392	25		98	7,552
FOP	112	30		34	2,620
TOTALS	2,128			1,756	135,324

296 SE OLUSTEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	100	0	0			0.00	100	0	0	3	100	600	
2	0258	PATIO	0	100	0	0			0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0			0.00	100	1993	1993	3	100	200	
4	0294	SHED WOOD/	0	100	0	0			0.00	100	2012	2012	3	100	1,500	

LAND DESCRIPTION													TOTAL OB/XF 2,400											
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-2110.00	127.00		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 SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		135,324		
TOTAL MARKET OB/XF VALUE		2,400		
TOTAL LAND VALUE - MARKET		18,500		
TOTAL MARKET VALUE		156,224		
SOH/AGL Deduction		69,539		
ASSESSED VALUE		86,685		
TOTAL EXEMPTION VALUE		51,411		
BASE TAXABLE VALUE		35,274		
TOTAL JUST VALUE		156,224		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		156,224		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052182	Generator	0	01/29/2025
28332	MAINT/ALTR	25	01/21/2010
6748	ADDN SFR	12,000	01/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/2654	7/20/2016	WD U	I	I	11	100
GRANTOR: MALLIE MASON & PHYLLI						
GRANTEE: JEREMY FARNELL(LE),						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W58 S28 E20 FOP= S8 E14 N8 W14\$ E38 FCP= E14 N28W14 S28\$ N28\$.												