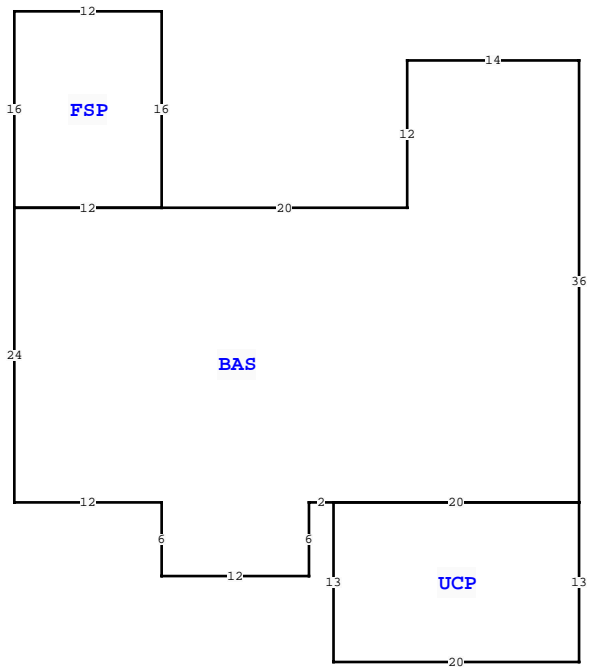


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
FSP	192	40	
UCP	260	20	
TOTALS	1,796		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,473	77.6284	86.94	128,063	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1344 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		83,241	
TOTAL MARKET OB/XF VALUE		4,300	
TOTAL LAND VALUE - MARKET		11,000	
TOTAL MARKET VALUE		98,541	
SOH/AGL Deduction		0	
ASSESSED VALUE		98,541	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		98,541	
TOTAL JUST VALUE		98,541	
NCON VALUE		2,800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		86,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2574	9/05/2025	WD Q	Q	I	01	130,000
GRANTOR: TODD RICKY						
GRANTEE: MEDINA FRANCO						
1463/104	3/25/2022	WD Q	Q	I	01	71,000
GRANTOR: DEPRATTER RUSSELL S						
GRANTEE: TODD RICKY						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
TOTALS																	

4653 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S12 W20 FSP= N16 W12 S16 E12\$ W12 S24 E12 S6 E12 N6 E2 UCP= S13 E20 N13 W20\$ E20 N36\$.	

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	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							