

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	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
Architectual	05	CONV	100
Units		0	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	3417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,194	100	1,194
FCP	198	25	50
FOP	100	30	30
FST	110	55	60
TOTALS	1,602		1,334
			122,404

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,334	121.6800	127.76	170,432	1963	2000	0	0	28.18	71.82			
1 SINGLE FAM - 0% - 0 Heated Area: 1194 HX Base Yr														
701 SE LLEWELLYN AVE, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/21/2023	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	122,404		
TOTAL MARKET OB/XF VALUE	750		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	141,654		
SOH/AGL Deduction	3,597		
ASSESSED VALUE	138,057		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	138,057		
TOTAL JUST VALUE	141,654		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050752	Roof Replacement	10,000	09/06/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/2440	1/02/2024	WD	Q	I	01	186,400
GRANTOR: PARKER POWER LLC						
GRANTEE: DONOVAN ASHLEY						
1356/0558	3/19/2018	WD	Q	I	01	80,000
GRANTOR: JEANNA L BARRAND & ED						
GRANTEE: PARKER POWER LLC						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
TOTAL OB/XF 750																	

BUILDING NOTES													
701 SE LLEWELLYN AVE, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W26 S11 W10 FST= W11 S10 E11 N10\$ S10 FCP= W11 S18E11 N18\$ S8 FOP= S10 E10 N10 W10\$ E10 S10 E26 N39\$.													

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		RSF-2	80.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							