



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
																							VALUATION BY					STANDARD						
																							Tax Group: 3					Tax Dist:						
																							BUILDING MARKET VALUE					0						
																							TOTAL MARKET OB/XF VALUE					7,100						
																							TOTAL LAND VALUE - MARKET					32,500						
																							TOTAL MARKET VALUE					39,600						
																							SOH/AGL Deduction					10,137						
																							ASSESSED VALUE					29,463						
																							TOTAL EXEMPTION VALUE					0						
																							BASE TAXABLE VALUE					29,463						
																							TOTAL JUST VALUE					39,600						
																							NCON VALUE					0						
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE					39,600						
																							XFOB:1:1: GUERDON M H											
DOR CODE		9901	AC/XFOB																															
MAP NUM								MKT AREA										03																
NEIGHBORHOOD/LOC		1316.00	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES							282 NW BREEZE GLN, LAKE CITY										BLD DATE							LGL DATE		05/15/2023					MLU			
																	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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100																		
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																		
LAND DESCRIPTION										TOTAL OB/XF										7,100														
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	9901	C	AC/XFOB		0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500																
REVIEW DATE		05/04/2023		BY	JB		Total Acres: 5.00		Total Land Value: 32,500				Market: 0				Agricultural: 0				Common: 32,500				PRINTED 02/21/2024 BY SYS									