



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
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 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		34317.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1,669	122,849
FGR	240	55	132	9,716
FOP	18	30	5	368
UST	84	45	38	2,797
TOTALS		2,011	1,844	135,730

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,844	119.2000	113.24	208,815	1963	1980	0	0	0 35.00	65.00	
1 SINGLE FAM - 100% - 2011 HX Base Yr 2011												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
183 SE OLUSTEE AVE, LAKE CITY 04/27/2022 MLU												

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						135,730					
TOTAL MARKET OB/XF VALUE						2,100					
TOTAL LAND VALUE - MARKET						15,000					
TOTAL MARKET VALUE						152,830					
SOH/AGL Deduction						57,745					
ASSESSED VALUE						95,085					
TOTAL EXEMPTION VALUE						HX HB		50,000			
BASE TAXABLE VALUE						45,085					
TOTAL JUST VALUE						152,830					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
SALE:1:1: FINAL JUDGEMENT CASE #87-687-CA											