



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	19	COMMON BRK 90	0100	01	3,139	124.8390	103.62	325,263	1998	1998	0	0	0	23.58	76.42	VALUATION SUMMARY																			
Exterior Wall	31	VINYL SID 10	1 SINGLE FAM - 100% - 1999													HX Base Yr 1999																			
Roof Structure	08	IRREGULAR 100														VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100														Tax Group: 1										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										248,566									
Interior Floor	14	CARPET 80														TOTAL MARKET OB/XF VALUE										5,812									
Interior Floor	15	HARDTILE 20														TOTAL LAND VALUE - MARKET										22,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										276,378									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										62,256									
Bedrooms	4	100														ASSESSED VALUE										214,122									
Bathrooms	3	100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	01	NONE 100														BASE TAXABLE VALUE										164,122									
Stories	1.	1. 100	TOTAL JUST VALUE										276,378																						
Architectural	05	CONV 100	INCOME VALUE																																
Units	0	100	PREVIOUS YEAR MKT VALUE										236,271																						
Condition Adj	03	03 100																																	
Kitchen Adjus	01	01 100																																	
Quality	06	06																																	
DOR CODE	0100 SINGLE FAMILY																																		
MAP NUM																06																			
NEIGHBORHOOD	34316.060															1.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,747	100	2,747	217,525																															
FGR	484	55	266	21,064																															
FOP	49	30	15	1,188																															
FSP	242	40	97	7,681																															
PTO	288	5	14	1,109																															
TOTALS	3,810		3,139	248,566																															
EXTRA FEATURES			374 NW FOREST MEADOWS Ave, LAKE CITY													BLD DATE 10/29/1998 CM LGL DATE 04/20/2022 MLU																			
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200																				
2	0166	CONC, PAVMT	0	100	0	2,608.00	UT	1.50	1.50	100	1998	1998	3	100	3,912																				
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	700																				
LAND DESCRIPTION																																			
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	0100	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000																			
REVIEW DATE 10/03/2018 BY KRBC Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/09/2022																																			