



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 3																	
Exterior Wall	31	VINYL SID 100	0100	01	1,867	105.7300	81.41	151,992	1957	1977	0	0	0	35.00	65.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021										HX Base Yr 2021																			
Roof Cover	12	MODULAR MT 100											VALUATION BY																			
Interior Wall	05	DRYWALL 100											Tax Group: 3										Tax Dist:									
Interior Floop	12	HARDWOOD 100											BUILDING MARKET VALUE										98,795									
Air Condition	03	CENTRAL 100											TOTAL MARKET OB/XF VALUE										4,200									
Heating Type	04	AIR DUCTED 100											TOTAL LAND VALUE - MARKET										31,000									
Bedrooms	3	100											TOTAL MARKET VALUE										133,995									
Bathrooms	1	100											SOH/AGL Deduction										22,060									
Frame	01	NONE 100											ASSESSED VALUE										111,935									
Stories	1.	1. 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Architectural	05	CONV 100											BASE TAXABLE VALUE										61,935									
Units	0	100	TOTAL JUST VALUE										133,995																			
Condition Adj	03	03 100	INCOME VALUE																													
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE										117,251																			
Quality			05	05																												
DOR CODE			0100 SINGLE FAMILY																													
MAP NUM			01																													
NEIGHBORHOOD			11415.00 1.10																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	140	100	140	7,408																												
BAS	1,438	100	1,438	76,094																												
FCP	399	25	100	5,292																												
FOP	18	30	5	265																												
UCP	399	20	80	4,233																												
UOP	520	20	104	5,504																												
TOTALS			2,914	1,867	98,795																											
EXTRA FEATURES					178 SW HASTINGS Way, LAKE CITY																											
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	0	1.00	UT	1,200.00	100	1957	1957	3	100	1,200																	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	200																	
3	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	2,500																	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	300																	
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																																
LAND DESCRIPTION					TOTAL OB/XF 4,200																											
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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,200.00	6,200.00	31,000																
REVIEW DATE 05/31/2016 BY DFRP Total Acres: 5.00 Total Land Value: 31,000 Market: 0 Agricultural: 0 Common: 31,000 PRINTED 09/23/2021																																