

SHIELDS ROBERT GARY JR
15129 S US HWY 441
LAKE CITY, FL 32025

10-6S-17-09632-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																															
Exterior Wall	19	COMMON BRK 100								0100	01	3,019	111.3560	106.90	322,731	2000	2000	0	0	22.00	78.00	VALUATION BY								STANDARD																																							
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM - 100% - 2001										Heated Area: 2663										HX Base Yr 2001										Tax Group: 3								Tax Dist:																					
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE								251,730																					
Interior Wall	05	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE								43,624																					
Interior Floo	14	CARPET 80																																						TOTAL LAND VALUE - MARKET								293,965																					
Interior Floo	15	HARDTILE 20																																						TOTAL MARKET VALUE								334,576																					
Air Condition	03	CENTRAL 100																																						SOH/AGL Deduction								49,596																					
Heating Type	04	AIR DUCTED 100																																						ASSESSED VALUE								284,980																					
Bedrooms		3 100																																						TOTAL EXEMPTION VALUE								HX HB 50,000																					
Bathrooms		2 100																																						BASE TAXABLE VALUE								234,980																					
Frame	02	WOOD FRAME 100																																						TOTAL JUST VALUE								589,319																					
Stories	1.	1. 100																																						NCON VALUE								0																					
Architectual	05	CONV 100																																						INCOME VALUE																													
Units		0 100																																						PREVIOUS YEAR MKT VALUE																													
Condition Adj	03	03 100																																																																			
Kitchen Adjus	01	01 100																																																																			
Quality		05	05																																																																		
DOR CODE		5000 IMPROVED AG																																																																			
MAP NUM												MKT AREA										02																																															
NEIGHBORHOOD/LOC		10617.00										1.00/																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																	
BAS	284	100	284	23,681																																																																	
BAS	2,379	100	2,379	198,366																																																																	
FGR	400	55	220	18,344																																																																	
FOP	156	30	47	3,919																																																																	
FSP	223	40	89	7,421																																																																	
TOTALS		3,442		3,019	251,730																																																																
EXTRA FEATURES										15129 S US HIGHWAY 441 , LAKE CITY																																																											
BLD DATE																																																																					
XF DATE																																																																					
INC DATE																																																																					
LGL DATE																																																																					
LAND 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	0190	FPLC PF		0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200																																																				
2	0166	CONC, PAVMT		0	100	0	0	827.00	UT	1.50	1.50	100	2000	2000	3	100	1,241																																																				
3	0280	POOL R/CON		0	100	16	36	576.00	UT	70.00	70.00	100	2009	2009	3	71	28,627																																																				
4	0120	CLFENCE 4		0	100	0	0	192.00	UT	5.50	5.50	100	2009	2009	3	100	1,056																																																				
5	0210	GARAGE U		0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	10,000																																																				
6	0060	CARPORT F		0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500																																																				
LAND DESCRIPTION										TOTAL OB/XF										43,624																																																	
L N	USE CODE	CLS	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	C	SFR		100			0.00	0.00	5.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	17,500																																																			
2	6200	A	PASTURE 3		100					78.99	AC		1.00	1.00	1.00	275.00	275.00	21,722																																																			
3	9910	M	MKT. VAL. AG		100					78.99	AC		1.00	1.00	1.00	3,500.00	3,500.00	276,465																																																			