

WILDER ROBERT M
3204 W COACHMAN AVE
TAMPA, FL 33611

12-6S-16-03816-117

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										3																			
Exterior Wall		31	VINYL SID 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM		% COND		VALUATION BY		STANDARD															
Roof Structur		03	GABLE/HIP 100		0100		01	2,062	100.3950	70.28		144,917		2007	2007	0	0	0	17.50	82.50		Tax Group: 3		Tax Dist:															
Roof Cover		03	COMP SHNGL 100		1		SINGLE FAM - 0%		0		HX Base Yr										BUILDING MARKET VALUE		119,557																
Interior Wall		05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE		5,400																
Interior Floo		12	HARDWOOD 100																		TOTAL LAND VALUE - MARKET		45,045																
Air Condition		03	CENTRAL 100																		TOTAL MARKET VALUE		170,002																
Heating Type		04	AIR DUCTED 100																		SOH/AGL Deduction		0																
Bedrooms			3 100																		ASSESSED VALUE		170,002																
Bathrooms			2.5 100																		TOTAL EXEMPTION VALUE		0																
Frame		02	WOOD FRAME 100																		BASE TAXABLE VALUE		170,002																
Stories		1.	1. 100																		TOTAL JUST VALUE		170,002																
Architectual		05	CONV 100																		INCOME VALUE		170,002																
Units			0 100																		PREVIOUS YEAR MKT VALUE		171,813																
Condition Adj		02	02 100																																				
Quality		05	05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																		02																		
NEIGHBORHOOD		12616.00	1.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,474	100	1,474	85,464																																			
FGR	462	55	254	14,727																																			
FOP	215	30	64	3,711																																			
UGR	600	45	270	15,655																																			
TOTALS		2,751	2,062	119,557																																			
EXTRA FEATURES					456 SW EXPLORER Gln, FORT WHITE					BLD DATE					LGL DATE																								
										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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000																							
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200																							
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600																							
4	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600																							
LAND DESCRIPTION										TOTAL OB/XF										5,400																			
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	0			0.00	0.00	5.01	AC		1.00	1.00	1.00	4,500.00	4,500.00	22,545																							
2	0000	VAC RES	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	22,500																							