

BENNEFIELD JAMES BRANDON
1478 BANKS VIEW ST
SLIDELL, LA 70461-6654

24-4S-16-03113-164

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	32	HARDIE BRD 100								0100	01	1,830	114.8000	80.36	147,059	2005	2005	0	0	0	16.00	84.00								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0														HX Base Yr						
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	15	HARDTILE 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Architectual	05	CONV 100																												
Units		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	24416.00								1.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,477	100	1,477	99,701																										
FGR	483	55	266	17,956																										
FOP	127	30	38	2,565																										
FOP	162	30	49	3,308																										
TOTALS	2,249		1,830	123,530																										
EXTRA FEATURES					218 SW PLATEAU Gln, 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	0166	CONC, PAVMT	0	0	0	1,115.00	UT	2.50	2.50	100	2005	2005	3	100	2,788															
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000															
TOTAL OB/XF 4,788																														
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000														
REVIEW DATE 06/13/2019 BY KRBC Total Acres: 0.58 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/11/2021																														