

PAIGE TENA
2197 SW BIRLEY DRIVE
LAKE CITY, FL 32024

05-4S-16-02810-302

BUILDING CHARTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										2	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		31		VINYL SID 100		0201		02		1,800		112.9000		86.93		156,474		2020		2019		0		0		0		7.00		93.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		MANUF		1		-		100%		-		2017		Heated Area: 1800		HX Base Yr		2017						Tax Group: 2					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					145,521						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					4,848						
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					18,500						
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					168,869						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					58,876						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					109,993						
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms				2 100																										BASE TAXABLE VALUE					59,993						
Stories		1.		1. 100																										TOTAL JUST VALUE					168,869						
Architectual		01		CONV 100																										NCON VALUE					0						
Units		03		03 100																										INCOME VALUE											
Condition Adj		03		03 100																										PREVIOUS YEAR MKT VALUE											
Kitchen Adjus		01		01 100																																					
Quality		05		05																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																															06						
NEIGHBORHOOD/LOC		8416.0100		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,800		100		1,800		145,521																																	
TOTALS		1,800				1,800		145,521																																	
EXTRA FEATURES										2197 SW BIRLEY AVE, LAKE CITY										BLD DATE				LGL DATE		04/21/2023		MLU													
																				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	0294	SHED WOOD/	0	100	18	20	360.00		UT	10.00		10.00		30	2013	2013	3	30	1,080																						
2	0294	SHED WOOD/	0	100	16	16	256.00		UT	10.00		10.00		30	2013	2013	3	30	768																						
3	9947	Septic	0	100	0	0	1.00		UT	3,000.00		3,000.00		100			3	100	3,000																						