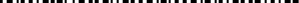


SEAMAN GROVER A/SEAMAN ERNESTINE I
200 SW PINE FOREST CT
LAKE CITY, FL 32024

2022



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	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 100		0100	01	2,214	112.4230	93.31	206,588	1997	1997	0	0	24.00	76.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100		1 SINGLE FAM - 100% - 1998										HX Base Yr 1998															
Roof Cover	03	COMP SHNGL 100												Tax Group: 3 Tax Dist:															
Interior Wall	05	DRYWALL 100												BUILDING MARKET VALUE 157,007															
Interior Floo	14	CARPET 90												TOTAL MARKET OB/XF VALUE 12,443															
Interior Floo	15	HARDTILE 10												TOTAL LAND VALUE - MARKET 15,000															
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE 184,450															
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction 40,741															
Bedrooms		3 100												ASSESSED VALUE 143,709															
Bathrooms		2 100												TOTAL EXEMPTION VALUE 13 HX HB 143,709															
Frame	01	NONE 100												BASE TAXABLE VALUE 0															
Stories	1.	1. 100												TOTAL JUST VALUE 184,450															
Architectual	05	CONV 100												NCON VALUE 0															
Units		0 100												INCOME VALUE															
Condition Adj	03	03 100												PREVIOUS YEAR MKT VALUE 160,509															
Kitchen Adjus	01	01 100												SALE:1:1: SOLD IMPROVED/ VACANT FOR '97															
Quality	05	05												LAND:1:1: 1.01 AC															
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA												06															
NEIGHBORHOOD/LOC	9416.0200	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	529	100	529	37,514																									
BAS	1,599	100	1,599	113,394																									
FOP	48	30	14	993																									
FSP	180	40	72	5,106																									
TOTALS				2,356		2,214	157,007																						
EXTRA FEATURES				200 SW PINE FOREST Ct, 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	0 100	0	0	1,655.00	UT	1.50	1.50	100	1997	1997	3	100	2,483														
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600														
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600														
4	0030	BARN, MT	0 100	20	24	480.00	UT	12.00	12.00	100	2007	2007	3	100	5,760														
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500														
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500														
LAND DESCRIPTION TOTAL OB/XF 12,443																													
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000													
REVIEW DATE 02/06/2019 BY KRBC Total Acres: 0.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/25/2022																													