

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS					COLUMBIA COUNTY PROPERTY VALUATION SUMMARY				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD				
Exterior Wall	19	COMMON BRK 100	0100	01	2,022	111.0340	92.16	186,348	1965	1965	0	0	0	35.00	3				
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0																
Roof Cover	03	COMP SHGL 100	HX Base Yr																
Interior Wall	05	DRYWALL 80																	
Interior Wall	04	PLYWOOD 20																	
Interior Floor	14	CARPET 90																	
Interior Floor	06	VINYL ASB 10																	
Air Condition	03	CENTRAL 100																	
Heating Type	04	AIR DUCTED 100																	
Bedrooms	3	100																	
Bathrooms	2	100																	
Frame	01	NONE 100																	
Stories	1.	1. 100																	
Architectural	05	CONV 100																	
Units	0	100																	
Condition Adj	03	03 100																	
Kitchen Adjus	01	01 100																	
Quality	05	05																	
DOR CODE	5000		IMPROVED AG																
MAP NUM	9517.00		MKT AREA		02														
NEIGHBORHOOD	LOC	1038 SW COUNTY ROAD 240, LAKE CITY																	
AREA	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															
BAS	780	100	780	46,725															
BAS	1,165	100	1,165	69,788															
FCP	231	25	58	3,474															
FOP	64	30	19	1,138															
TOTALS	2,240		2,022	121,126															
EXTRA FEATURES					BUILDING NOTES														
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	NOTES					
1	0190	FPLC PF	0100	0 0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200					
2	0080	DECKING	0100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	300					
3	0294	SHED WOOD/	0100	16 20	1.00	UT	0.00	0.00	100	0	0	3	100	500					
4	0260	PAVEMENT-A	0100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	200					
					1038 SW COUNTY ROAD 240, LAKE CITY														
					LGL DATE 06/01/2022 MLU														
					LAND DATE AG DATE														
					OB/XF MKT VALUE														
					NOTES														
					BAS= W26 S26 E25 FOP= S4 E16N4 W16 S E16 FCP= S4 E11 N21 W11														
					S17 S N17 E11 N9 BAS= N30W26 S30 E26 S W26 S.														
LAND DESCRIPTION					TOTAL OB/XF														
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	LAND VALUE					
1	0100	SFR	100		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	6,000.00					
2	6200	PASTURE 3	0		A-1	0.00	0.00	11.50	AC	1.00	1.00	1.00	1.00	3,162					
3	9910	MKT. VAL. AG	0		A-1	0.00	0.00	11.50	AC	1.00	1.00	1.00	1.00	69,000					