

BOUDREAU GAYLE H
2038 SW MAYO RD
LAKE CITY, FL 32024-0503

01-4S-15-00311-002

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 0 0 45.00 55.00										VALUATION BY STANDARD									
Exterior Wall 32 HARDIE BRD 100										0210 01 2,759 131.0810 100.93 278,466 2004 2004 0 0 45.00 55.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										2 MODULAR 1 - 100% - 2018 HX Base Yr 2018										BUILDING MARKET VALUE 153,156									
Roof Cover 14 PREFIN MT 100																				TOTAL MARKET OB/XF VALUE 45,329									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 94,410									
Interior Floo 08 SHT VINYL 100																				TOTAL MARKET VALUE 210,095									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 32,612									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 177,483									
Bedrooms 03 4 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 3 100																				BASE TAXABLE VALUE 127,483									
Frame 01 NONE 100																				TOTAL JUST VALUE 202,895									
Stories 2. 2. 100																				NCON VALUE 39,979									
Architectual 05 CONV 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE									
Condition Adj 03 03 100																				XF0B:1:1: MANATEE M H									
Kitchen Adjus 01 01 100																													
Quality 06 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 5000 IMPROVED AG																				000044579 Screen Enclosure 23,661 06/02/2022									
MAP NUM MKT AREA 01																				000043855 Swimming Pool and 70,865 03/07/2022									
NEIGHBORHOOD/LOC 1415.00 1.00/																				000041500 Roof Replacement 14,000 03/11/2021									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				21831 M H 340 05/05/2004									
BAS 1,844 100 1,844 102,363																													
FOP 623 30 187 10,381																													
FUS 728 100 728 40,412																													
TOTALS 3,195 2,759 153,156																													
EXTRA FEATURES										2038 SW MAYO RD, LAKE CITY										SALES DATA									
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										BLD DATE LGL DATE										OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
1 0296 SHED METAL 0 100 14 20 1.00 UT 0.00 0.00 100 0 0 3 100 500										XF DATE										1375/0080 12/10/2018 QC U I 11 100									
2 0296 SHED METAL 0 100 16 18 1.00 UT 0.00 0.00 100 0 0 3 100 300										INC DATE										GRANTOR: FRANCIS BOUDREAU									
3 0169 FENCE/WOOD 0 0 0 0 1.00 UT 0.00 0.00 100 2016 2016 3 100 600																				GRANTEE: GAYLE BOUDREAU									
4 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2016 2016 3 100 100																				1375/0078 12/10/2018 QC U I 11 100									
5 9945 Well/Sept 0 0 0 0 1.00 UT 3,250.00 3,250.00 100 2016 2016 3 100 3,250																				GRANTOR: FRANCIS BOUDREAU									
6 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2016 2016 3 100 600																				GRANTEE: GAYLE BOUDREAU									
7 0280 POOL R/CON 0 100 12 28 336.00 UT 70.00 70.00 100 2023 2022 98 23,050																				BUILDING NOTES									
8 0282 POOL ENCL 0 100 33 36 1,188.00 UT 15.00 15.00 100 2023 2022 95 16,929																													
LAND DESCRIPTION										TOTAL OB/XF 45,329										BUILDING DIMENSIONS									
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																				BAS=[ORIG=0,0] W35 N24 W15 S24 W1 S19 S10 E22 N1 E7 S1 E22 N2 U2R2 N4 U2L2 N19 \$									
1 0100 SFR 100 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 9,000.00 9,000.00 9,000																				FUS=[ORIG=0,-40] N15 W13 S6 W25 N6 W13 S15 E3 S5 E5 N5 E13 S7 E9 N7 E13 S5 E5 N5 E3 \$									
2 6200 PASTURE 3 0 A-1 0.00 0.00 9.49 AC 1.00 1.00 1.00 275.00 275.00 2,610																				FOP=[ORIG=-51,19] W8 S18 E67 N8 W8 W22 N1 W7 S1 W22 N10 \$									
3 9910 MKT.VAL.AG 0 A-1 0.00 0.00 9.49 AC 1.00 1.00 1.00 9,000.00 9,000.00 85,410																													
REVIEW DATE 10/12/2022 BY TWHC										Total Acres: 10.49 Total Land Value: 11,610										Market: 85,410 Agricultural: 2,610 Common: 9,000 PRINTED 04/19/2023 BY SYS									