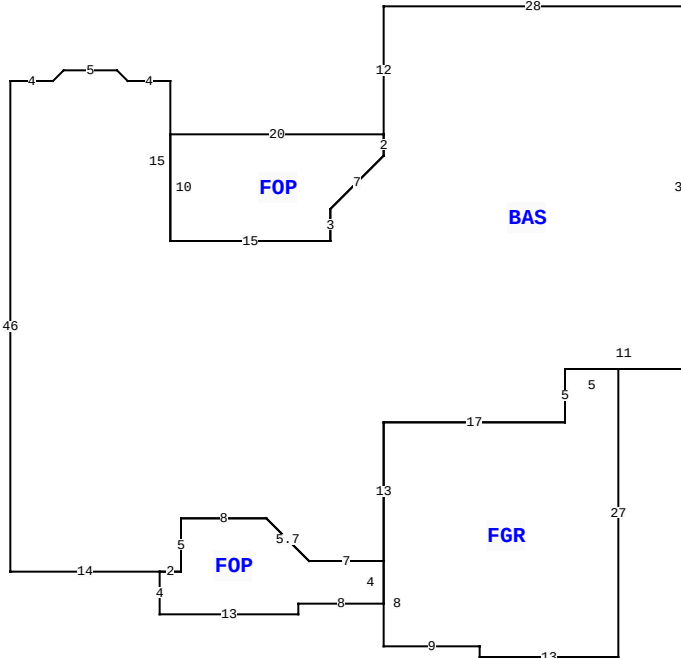
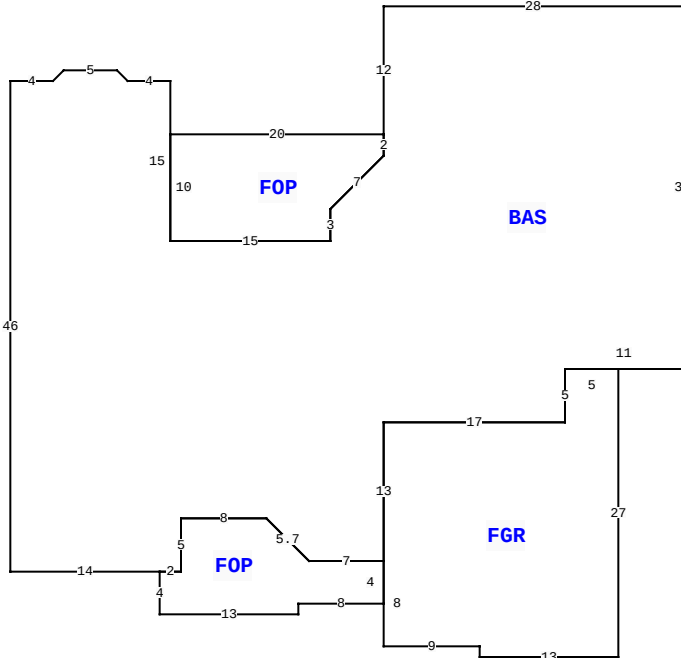


MAITEN AARON LEROY JR
263 NW CUTLER GLN
LAKE CITY, FL 32055

34-3S-16-02462-206

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 90	0100	01	2,689	126.7728	105.22	282,937	2005	2005	0	0	16.00	84.00																
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015															
Roof Structure	03	GABLE/HIP 100													BUILDING MARKET VALUE								237,667							
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE								5,885							
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET								22,000							
Interior Floo	14	CARPET 50													TOTAL MARKET VALUE								265,552							
Interior Floo	15	HARDTILE 50													SOH/AGL Deduction								59,336							
Air Condition	03	CENTRAL 100													ASSESSED VALUE								206,216							
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE								HX HB 50,000							
Bedrooms	4	100													BASE TAXABLE VALUE								156,216							
Bathrooms	3	100													TOTAL JUST VALUE								265,552							
Frame	02	WOOD FRAME 100													INCOME VALUE															
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE								226,714																			
Architectual	05	CONV 100																												
Units	0	100																												
Condition Adj	03	03 100																												
Kitchen Adjus	01	01 100																												
Quality	06	06																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA													06															
NEIGHBORHOOD	34316.070	1.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE													TOT ADJ AREA	SUBAREA MARKET VALUE														
BAS	2,322	100													2,322	205,230														
FGR	500	55	275	24,306																										
FOP	135	30	40	3,536																										
FOP	173	30	52	4,596																										
TOTALS	3,130		2,689	237,667																										
EXTRA FEATURES										263 NW CUTLER 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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000															
2	0166	CONC,PAVMT	0 100	0	0	1,554.00	UT	2.50	2.50	100	2005	2005	3	100	3,885															
TOTAL OB/XF 5,885																														
LAND DESCRIPTION																														
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000														
REVIEW DATE 09/28/2018 BY KRBC Total Acres: 0.54 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 07/07/2022																														