

NAPPIER ALAN/NAPPIER MARGARET
9824 SE CR 245
LAKE CITY, FL 32025

14-5S-17-09236-102

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		2,016		124.1600		103.05		207,749		1967		1980		0		0		0 35.00		65.00		VALUATION BY																			
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2023																						HX Base Yr 2023		STANDARD																	
Roof Cover		14		PREFIN MT 100																												Tax Group: 3		Tax Dist:															
Interior Wall		05		DRYWALL 100																												BUILDING MARKET VALUE		135,037															
Interior Floo		12		HARDWOOD 100																												TOTAL MARKET OB/XF VALUE		7,400															
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET		50,000															
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE		192,437															
Bedrooms				3 100																												SOH/AGL Deduction		0															
Bathrooms				2 100																												ASSESSED VALUE		192,437															
Frame		01		NONE 100																												TOTAL EXEMPTION VALUE		HX HB 50,000															
Stories		1.		1. 100																												BASE TAXABLE VALUE		142,437															
Architectual		05		CONV 100																												TOTAL JUST VALUE		192,437															
Units				0 100																												NCON VALUE		0															
Condition Adj		03		03 100																												INCOME VALUE																	
Kitchen Adjus		01		01 100																												PREVIOUS YEAR MKT VALUE																	
Quality		05		05																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																02													
NEIGHBORHOOD/LOC		14517.010		1.00/																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,596		100		1,596		106,904																																									
FCP		306		25		76		5,091																																									
FOP		224		30		67		4,488																																									
FSP		392		40		157		10,516																																									
FST		170		55		94		6,297																																									
UCP		130		20		26		1,741																																									
TOTALS		2,818				2,016		135,037																																									
EXTRA FEATURES										9824 SE COUNTY ROAD 245 , LAKE CITY										BLD DATE										LGL DATE										03/23/2022 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		0180		FPLC 1STRY		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2012		2012		3		100		2,000																					
2		0120		CLFENCE 4		0 100		0 0		1.00		UT		0.00		0.00		100		1993		1993		3		100		400																					
3		0040		BARN, POLE		0 100		0 0		1.00		UT		0.00		0.00		100		2012		2012		3		100		1,200																					
4		0166		CONC, PAYMT		0 100		0 0		1.00		UT		0.00		0.00		100		2012		2012		3		100		800																					
5		0021		BARN, FR AE		0 100		0 0		1.00		UT		3,000.00		3,000.00		100		2022		2021				100		3,000																					