

MCWHORTER WILLIE C
293 NW INDIAN POND CT
LAKE CITY, FL 32055

2021

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3										
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		08		WD OR PLY 100		0100		01		1,974		127.7397		98.36		194,163		2005		2005		0		0		0		18.75		81.25		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1		SINGLE FAM - 0%		0		HX Base Yr																				Tax Group: 3					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					157,757				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					600				
Interior Floo		15		HARDTILE 80																												TOTAL LAND VALUE - MARKET					29,400				
Interior Floo		14		CARPET 20																												TOTAL MARKET VALUE					187,757				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					8,240				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					179,517				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																												BASE TAXABLE VALUE					179,517				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					187,757				
Stories		1.		1. 100																												INCOME VALUE									
Architectual		05		CONV 100																												PREVIOUS YEAR MKT VALUE					163,197				
Units				0 100																																					
Condition Adj		03		03 100																																					
Kitchen Adj		01		01 100																																					
Quality		07		07																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD		12315.020		1.10																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,496		100		1,496		119,557																																	
FGR		800		55		440		35,163																																	
FOP		128		30		38		3,037																																	
TOTALS		2,424				1,974		157,757																																	