

FLOYD JOHN JULIAN/FLOYD GAYLE JAYNE HALL
248 SW CLOVER GLN
LAKE CITY, FL 32024

26-4S-15-00401-024

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	31	VINYL SID 100								0201	02	1,902	113.9000	101.37	192,806		2007	2007		0	0	42.00	58.00	VALUATION BY																																							
Roof Structure	03	GABLE/HIP 100								2 MANUF 1 - 100% - 2020										Heated Area: 1860										HX Base Yr 2020										Tax Group: 3								Tax Dist:								STANDARD							
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE								111,827															
Interior Wall	05	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE								11,500															
Interior Floor	14	CARPET 90																																						TOTAL LAND VALUE - MARKET								95,285															
Interior Floor	08	SHT VINYL 10																																						TOTAL MARKET VALUE								191,187															
Air Condition	03	CENTRAL 100																																						SOH/AGL Deduction								125,948															
Heating Type	04	AIR DUCTED 100																																						ASSESSED VALUE								65,239															
Bedrooms		3 100																																						TOTAL EXEMPTION VALUE								HX HB 40,239															
Bathrooms		2 100																																						BASE TAXABLE VALUE								25,000															
Stories	1.	1. 100																																						TOTAL JUST VALUE								218,612															
Architectural Units	01	CONV 100																																						NCON VALUE								0															
		0 100																																						INCOME VALUE																							
																																								PREVIOUS YEAR MKT VALUE								216,736															
SALE:1:1: 10.03 ACRES																																																															