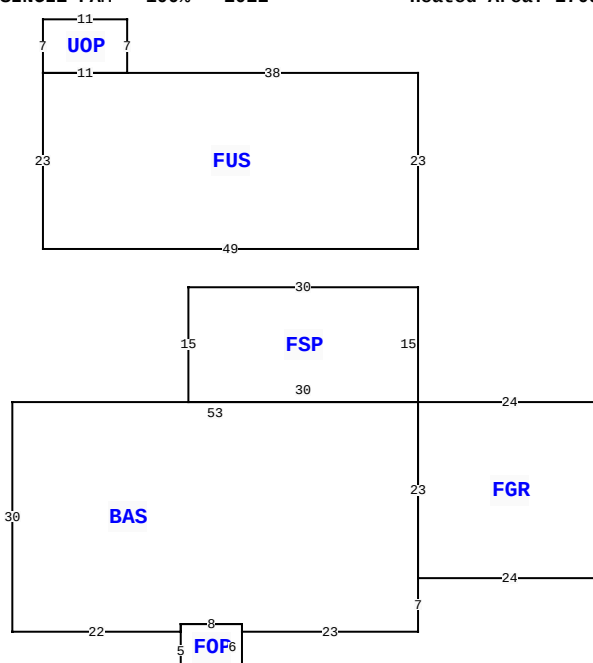


BUCHANAN JAMES GEORGE
183 NW AUBURN PL
LAKE CITY, FL 32055

2023

23-33-10-02272-004

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	3,222	123.8795	118.92	383,160	1985	1985	0	0	0	35.00	65.00	VALUATION BY STANDARD																
Roof Structure	08	IRREGULAR 100								1 SINGLE FAM - 100% - 2022										Heated Area: 2709										HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 90																																					
Interior Floor	07	CORK/VTILE 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	01	NONE 100																																					
Stories	2.	2. 100																																					
Architectural Units	05	CONV 100																																					
Condition Adj	03	03 100																																					
Kitchen Adjus	01	01 100																																					
Quality	07	07																																					
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM		MKT AREA																		06																			
NEIGHBORHOOD/LOC	23316.020	1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,582	100	1,582	122,285																																			
FGR	552	55	304	23,499																																			
FOP	48	30	14	1,082																																			
FSP	450	40	180	13,914																																			
FUS	1,127	100	1,127	87,115																																			
UOP	77	20	15	1,160																																			
TOTALS	3,836		3,222	249,054																																			
EXTRA FEATURES										183 NW AUBURN PL, 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	0100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																								
2	0166	CONC, PAVMT	0100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,500																								
3	0294	SHED WOOD/	0100	6	8	48.00	UT	7.50	7.50	100	1993	1993	3	100	360																								
4	0130	CLFENCE	5	0100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000																								
LAND DESCRIPTION										TOTAL OB/XF										8,860																			
L N	USE CODE	CLS	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	C	SFR	100		RSF	2170.00	340.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000																						