

LOTS 1 & 2 MYRTIS ESTATES UNIT 1
758-859, 761-1729, WD 1013-2037,

BRITT LAUREN SCOTT/BRITT JACQUELINE LEE
994 SE MYRTIS RD
LAKE CITY, FL 32055

2025

11-5S-17-09208-101



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	STANDARD						VALUATION BY										
Exterior Wall	19	COMMON BRK	100																	Tax Group: 3										
Roof Structure	08	IRREGULAR	100																	Tax Dist:										
Roof Cover	03	COMP SHNGL	100																	253,783										
Interior Wall	05	DRYWALL	100																	BUILDING MARKET VALUE										
Interior Floor	14	CARPET	70																	TOTAL MARKET OBX/F VALUE										
Interior Floor	15	HARDTILE	30																	11,636										
Air Condition	03	CENTRAL	100																	TOTAL LAND VALUE - MARKET										
Heating Type	04	AIR DUCTED	100																	27,000										
Bedrooms	3	100																		TOTAL MARKET VALUE										
Bathrooms	2	100																		292,419										
Frame	02	WOOD FRAME	100																	SOH/AGL Deduction										
Stories	1	1	100																	204,901										
Architectural	05	CONV	100																	ASSESSED VALUE										
Units	0	100																		TOTAL EXEMPTION VALUE										
Condition Adj	03	03	100																	EX HB										
Kitchen Adjus	01	01	100																	50,000										
Quality	05	05																		BASE TAXABLE VALUE										
DOR CODE	0100	SINGLE FAMILY																		154,901										
MAP NUM																				TOTAL JUST VALUE										
NEIGHBORHOOD LOC	11517.010	1.00/																		NCON VALUE										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															INCOME VALUE											
BAS	2,185	100	2,185	214,346															PREVIOUS YEAR MKT VALUE											
FGR	482	55	265	25,996															292,419											
FOP	98	30	29	2,845															0											
FOP	285	30	86	8,436																										
PTO	432	5	22	2,158																										
TOTALS														3,482	2,587	253,783														
EXTRA FEATURES														994 SE MYRTIS RD, LAKE CITY										BUILDING NOTES						
L	OBX/F CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/F MKT VALUE	NOTES														
1	0294	SHED WOOD/	0 100	0	0	384.00	UT	5.00	5.00	100	1993	1993	3	100	1,920															
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000															
3	0166	CONC, PAVMT	0 100	0	0	2,508.00	UT	2.00	2.00	100	2004	2004	3	100	5,016															
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500															
5	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200															
TOTAL OBX/F														11,636																
LAND DESCRIPTION														TOTAL OBX/F																
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT D	TYPE T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YN	CONSV					
1	0100	C	SFR	100			00	213.00	300.00	2.00	LT		1.00	1.00	0.90	15,000.00	13,500.00	27,000												
REVIEW DATE 08/04/2017 BY BC Total Acres: 1.47 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/13/2024 BY SYS																														