

BELLAMY JOHNATHAN M
118 SW GUINEVERE WAY
LAKE CITY, FL 32024

2024

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	19	COMMON BRK 100								0100	01	2,380	109.7070	105.32	250,662	2005	2005		0	0		0	18.00	82.00	VALUATION BY																									
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2022														Heated Area: 2007																										
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2022																										
Interior Wall	05	DRYWALL 100																						Tax Group: 2																										
Interior Floo	14	CARPET 90																						Tax Dist:																										
Interior Floo	13	LAM/VNLPLK 10																						BUILDING MARKET VALUE																										
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE																										
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET																										
Bedrooms		4 100																						TOTAL MARKET VALUE																										
Bathrooms		2 100																						SOH/AGL Deduction																										
Frame	02	WOOD FRAME 100																						ASSESSED VALUE																										
Stories	1.	1. 100																						TOTAL EXEMPTION VALUE																										
Architectual	05	CONV 100																						BASE TAXABLE VALUE																										
Units		0 100																						TOTAL JUST VALUE																										
Condition Adj	03	03 100																						NCON VALUE																										
Kitchen Adjus	01	01 100																						INCOME VALUE																										
																								PREVIOUS YEAR MKT VALUE																										
Quality	05	05																																																
DOR CODE	0100	SINGLE FAMILY																																																
MAP NUM		MKT AREA																						06																										
NEIGHBORHOOD/LOC		23416.00																						1.00/																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS		2,007	100	2,007	173,329																																													
FGR		552	55	304	26,254																																													
FOP		24	30	7	604																																													
FOP		207	30	62	5,355																																													
TOTALS		2,790		2,380	205,543																																													
EXTRA FEATURES					118 SW GUINEVERE WAY, LAKE CITY															BLD DATE					LGL DATE					04/20/2023					MLU															
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	0166	CONC, PAVMT	0 100	0	0	1,649.00	UT	2.25	2.25	100	2005	2005	3	100	3,710																																			
2	0169	FENCE/WOOD	0 100	0	0	250.00	UT	13.50	13.50	25	2009	2009	3	25	844																																			
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																																			
LAND DESCRIPTION																	TOTAL OB/XF																	5,354																
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000																																	