

PARKER DAVID C SR
654 SE BALD EAGLE LP
LAKE CITY, FL 32025

02-6S-17-09533-215



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	12	CEDAR 100								0100	01	2,975	145.0840	111.71	332,337	2005	2005		0	0	16.00	84.00	VALUATION BY																																
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM - 100% - 2020														Tax Group: 3								Tax Dist:																							
Roof Cover	14	PREFIN MT 100																						BUILDING MARKET VALUE								279,163																							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								19,168																							
Interior Floo	11	CLAY TILE 90																						TOTAL LAND VALUE - MARKET								44,600																							
Interior Floo	14	CARPET 10																						TOTAL MARKET VALUE								342,931																							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								35,218																							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								307,713																							
Bedrooms		4 100																						TOTAL EXEMPTION VALUE								HX HB 50,000																							
Bathrooms		3 100																						BASE TAXABLE VALUE								257,713																							
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE								342,931																							
Stories	1.	1. 100																						INCOME VALUE																															
Architectual	05	CONV 100																						PREVIOUS YEAR MKT VALUE								314,180																							
Units		0 100																						LAND:6:2: JOINS OTHER AG PROPERTY																															
Condition Adj	03	03 100																						LAND:6:1: SMALL POND ON LOT																															
Kitchen Adjus	01	01 100																						SALE:4:1: LOT 16 BLOCK A OLUSTEE CREEK ESTATES UNI																															
																								SALE:3:1: LOT 16																															
Quality	07	07																						PERMIT NUM								DESCRIPTION								AMT								ISSUED							
DOR CODE	0100	SINGLE FAMILY																																																					
MAP NUM		MKT AREA																																																					
NEIGHBORHOOD	2617.0100	1.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	2,619	100	2,619	245,757																																																			
FCP	717	25	179	16,797																																																			
FOP	136	30	41	3,847																																																			
FSP	340	40	136	12,762																																																			
TOTALS	3,812		2,975	279,163																																																			
EXTRA FEATURES																																																							
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	0297	SHED CONCR	0 100	12 12	144.00	UT	10.00	10.00	70	2002	2002	3	70	1,008																																									
2	0296	SHED METAL	0 100	14 20	280.00	UT	5.00	5.00	70	2002	2002	3	70	980																																									
3	0070	CARPORT UF	0 100	20 20	400.00	UT	3.00	3.00	70	2002	2002	3	70	840																																									
4	9945	Well/Sept	0 0	0 0	1.00	UT	3,250.00	3,250.00	100			3	100	3,250																																									
5	0252	LEAN-TO W/	0 100	10 10	100.00	UT	2.00	2.00	50	2002	2002	3	50	100																																									
6	9946	Well	0 0	0 0	1.00	UT	2,000.00	2,000.00	100			3	100	2,000																																									
7	0070	CARPORT UF	0 100	18 20	360.00	UT	3.00	3.00	70	2002	2002	3	70	756																																									
8	0040	BARN, POLE	0 100	28 42	1,176.00	UT	2.50	2.50	30	2002	2002	3	30	882																																									
9	0261	PRCH, UOP	0 100	10 12	120.00	UT	6.50	6.50	70	2002	2002	3	70	546																																									
10	0040	BARN, POLE	0 100	20 28	560.00	UT	2.50	2.50	70	2002	2002	3	70	980																																									
LAND DESCRIPTION					TOTAL OB/XF										11,342																																								
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																
1	0100	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000																																							
2	9900	AC NON-AG	100		00	0.00	0.00	20.30	AC		1.00	1.00	0.50	4,000.00	2,000.00	40,600																																							

PARKER DAVID C SR
654 SE BALD EAGLE LP
LAKE CITY, FL 32025

02-6S-17-09533-215

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2		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																																									
																						VALUATION BY										STANDARD																														
																							Tax Group: 3										Tax Dist:																													
																							BUILDING MARKET VALUE										279,163																													
																							TOTAL MARKET OB/XF VALUE										19,168																													
																							TOTAL LAND VALUE - MARKET										44,600																													
																							TOTAL MARKET VALUE										342,931																													
																							SOH/AGL Deduction										35,218																													
																							ASSESSED VALUE										387,713																													
																							TOTAL EXEMPTION VALUE										HX HB 50,000																													
																							BASE TAXABLE VALUE										257,713																													
																							TOTAL JUST VALUE										342,931																													
																							INCOME VALUE																																							
																							PREVIOUS YEAR MKT VALUE										314,180																													
																							SALE:2:1: LOT 15 BLOCK A OLUSTEE CREEK ESTATES UNI																																							
																							PRMT:1:1: TT																																							
																							SALE:1:1: LOT 15																																							
																							PERMIT NUM										DESCRIPTION										AMT										ISSUED									