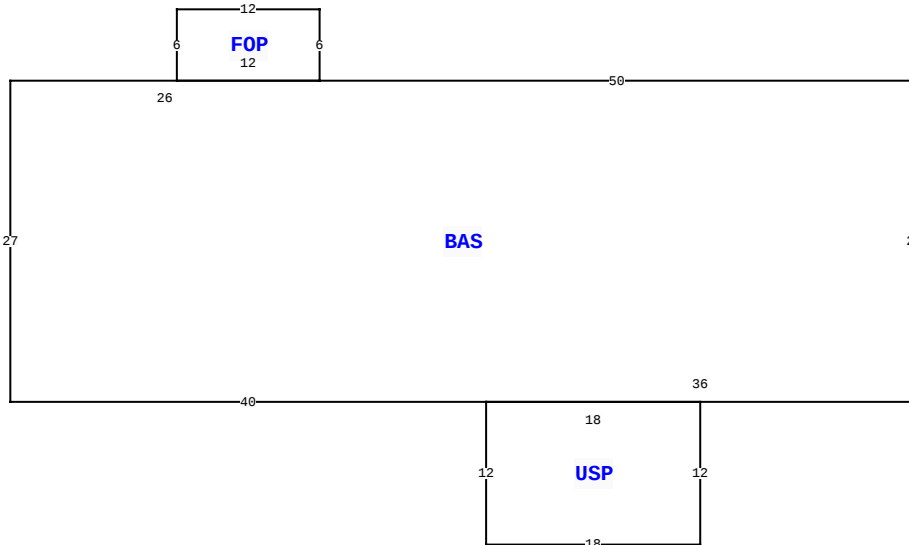


RUBY JASSEN/RUBY TEASHA
523 SW WHITETAIL CIR
LAKE CITY, FL 32024

03-4S-16-02732-532

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2	
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	31	VINYL SID	100	0201	02	2,153	114.8000	102.17	219,972	1999	1999	0	0	0	45.00	55.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP	100	1 MANUF 1 - 0% - 2023					Heated Area: 2052					HX Base Yr					Tax Group: 2					Tax Dist:									
Roof Cover	03	COMP SHNGL	100															BUILDING MARKET VALUE					120,985										
Interior Wall	05	DRYWALL	100															TOTAL MARKET OB/XF VALUE					7,632										
Interior Floor	13	LAM/VNLPLK	90															TOTAL LAND VALUE - MARKET					22,500										
Interior Floor	08	SHT VINYL	10															TOTAL MARKET VALUE					151,117										
Air Condition	03	CENTRAL	100															SOH/AGL Deduction					0										
Heating Type	04	AIR DUCTED	100															ASSESSED VALUE					151,117										
Bedrooms		4	100															TOTAL EXEMPTION VALUE					0										
Bathrooms		2	100															BASE TAXABLE VALUE					151,117										
Stories	1.	1.	100															TOTAL JUST VALUE					151,117										
Architectural Units	01	CONV	100	NCON VALUE					0																								
Condition Adj	03	03	100	INCOME VALUE																													
Kitchen Adjus	01	01	100	PREVIOUS YEAR MKT VALUE					148,405																								
Quality		05	05																														
DOR CODE		0200			MOBILE HOME																												
MAP NUM					MKT AREA						06																						
NEIGHBORHOOD/LOC		3416.0200			1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,052	100		2,052	115,309																												
FOP	72	35		25	1,405																												
USP	216	35		76	4,271																												
TOTALS		2,340			2,153	120,985																											
EXTRA FEATURES							523 SW WHITETAIL CIR, LAKE CITY										BLD DATE				LGL DATE				04/21/2023		MLU						
							XF DATE				LAND DATE				AG DATE																		
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200																	
2	0166	CONC, PAVMT	0	0	3	24	72.00	UT	2.00	2.00	100	2004	2004	3	100	144																	
3	0060	CARPORT F	0	0	18	30	540.00	UT	5.00	5.00	100	2007	2007	3	100	2,700																	
4	0296	SHED METAL	0	0	10	12	120.00	UT	12.00	12.00	50	2007	2007	3	50	720																	
5	0166	CONC, PAVMT	0	0	12	57	684.00	UT	2.00	2.00	100	2007	2007	3	100	1,368																	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500																	