

COLSON IRIS
167 SE MYRTIS RD
LAKE CITY, FL 32025

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2026



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	15	CONC BLOCK 50								0100	01	2,242	91.2161	102.16	229,043	1965	1965	0	0	35.00	65.00	VALUATION BY								
Exterior Wall	31	VINYL SID 50								1 SINGLE FAM 0% - 0										Heated Area: 1664										
Roof Structure	03	GABLE/HIP 100																		HX Base Yr										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	06	VINYL ASB 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		1 100																												
Frame	01	NONE 100																												
Stories	1.5	1.5 100																												
Architectual	05	CONV 100																												
Units		0 100																												
Condition Adj	03	03 100																												
Kitchen Adjus	01	01 100																												
Quality		03 03																												
DOR CODE		0100 SINGLE FAMILY																												
MAP NUM										MKT AREA		02																		
NEIGHBORHOOD/LOC		100000.02 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	128	100		128	8,499																									
BAS	576	100		576	38,249																									
FOP	120	30		36	2,391																									
FOP	128	30		38	2,523																									
FOP	336	30		101	6,707																									
FUS	960	100		960	63,748																									
UEP	672	60		403	26,761																									
TOTALS		2,920			2,242	148,878																								
EXTRA FEATURES						690 SW MANATEE TER, FORT WHITE																								
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	0294	SHED WOOD/	0	0	22	26		1.00	UT 0.00		0.00	100	0	0	3	100	400													
2	0251	LEAN TO W/	0	0	0	0		869.00	UT 1.50		1.50	60	1993	1993	3	60	782													
3	0021	BARN, FR AE	0	0	28	40		1,120.00	UT 8.00		8.00	60	1993	1993	3	60	5,376													
4	0084	DOCK-RIVER	0	0	3	34		102.00	UT 14.50		14.50	20	2006	2006	3	20	296													
5	0252	LEAN-TO W/	0	0	0	0		1.00	UT 0.00		0.00	100	2015	2015	3	100	250													
6	0252	LEAN-TO W/	0	0	0	0		1.00	UT 0.00		0.00	100	2015	2015	3	100	250													
LAND DESCRIPTION																		TOTAL OB/XF 7,354												
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	0132	C	SFR RIVER	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000													
REVIEW DATE 02/16/2016 BY DF Total Acres: 0.93 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2025 BY SYS																														