

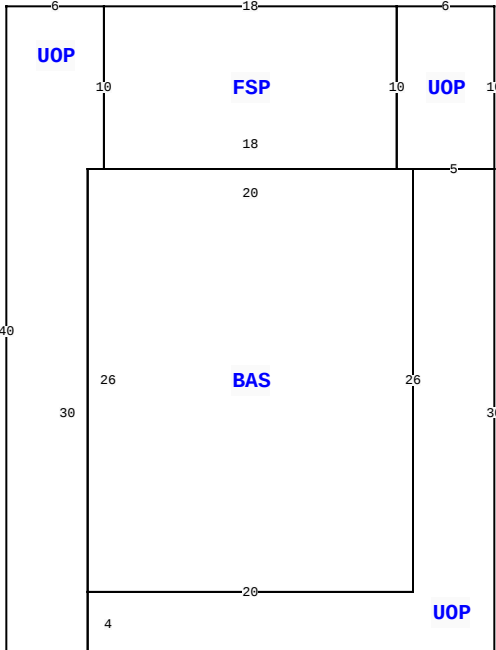
386-418, 803-2002, 840-2185,

LAKE CITY, FL 32024

2026

00-00-00-00647-003



BUILDING CHARACTERISTICS						MARKET JUSTIFICATIONS														COLUMBIA COUNTY PROPERTY														PAGE 1 of 1				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														3															
Exterior Wall	03	31	VINYL SID 100				0300	01	692	119.5680	145.87	100,942	1960	1975	0	0	0	40.00	60.00	VALUATION BY														STANDARD														
Roof Structur	03	03	GABLE/HIP 100				1 SFR PILING 0% - 0														Heated Area: 520														HX Base Yr													
Roof Cover	14	14	PREFIN MT 100																																													
Interior Wall	05	05	DRYWALL 100																																													
Interior Floo	14	14	CARPET 90																																													
Interior Floo	08	08	SHT VINYL 10																																													
Air Condition	02	02	WINDOW 100																																													
Heating Type	03	03	FORCED AIR 100																																													
Bedrooms			2 100																																													
Bathrooms			1 100																																													
Frame	02	02	WOOD FRAME 100																																													
Stories	1.	1.	1. 100																																													
Architectual	05	05	CONV 100																																													
Units			0 100																																													
Condition Adj	03	03	03 100																																													
Kitchen Adjus	01	01	01 100																																													
Quality		05	05																																													
DOR CODE		0100	SINGLE FAMILY																																													
MAP NUM			MKT AREA				02																																									
NEIGHBORHOOD/LOC		100000.07	1.00/																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	520	100		520	45,511																																											
FSP	180	40		72	6,302																																											
UOP	60	20		12	1,050																																											
UOP	210	20		42	3,676																																											
UOP	230	20		46	4,026																																											
TOTALS		1,200		692	60,565																																											
EXTRA FEATURES						2408 SW SANTA FE DR, FORT WHITE														BLD DATE		LGL DATE		05/13/2025		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	0	20	26		520.00	UT	5.00		5.00	100	2016	2016	3	100	2,600																														
LAND DESCRIPTION						TOTAL OB/XF														2,600																												
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	0		A-1	0.00	0.00	60.00	FF		1.00	1.00	0.45	750.00	336.00	20,160																															
REVIEW DATE 02/29/2016 BY DF Total Acres: 0.30 Total Land Value: 20,160 Market: 0 Agricultural: 0 Common: 20,160 PRINTED 11/27/2025 BY SYS																																																