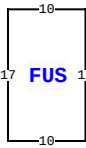


EDGAR RONNIE BRUCE (ESTATE)
5500 TINY RD
WINTER GARDEN, FL 34787

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										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											
Exterior Wall		51		LOG 100		0100		01		712		117.6600		131.78		93,827		2006		2006		0		0		0 18.00		82.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1 SINGLE FAM - 0% - 0				Heated Area: 575																						Tax Group: 3					Tax Dist:				
Roof Cover		14		PREFIN MT 100																												BUILDING MARKET VALUE					76,938				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					1,640				
Interior Floo		02		MIN PLYWD 100																												TOTAL LAND VALUE - MARKET					48,600				
Air Condition		02		WINDOW 100																												TOTAL MARKET VALUE					127,178				
Heating Type		03		FORCED AIR 100																												SOH/AGL Deduction					24,002				
Bedrooms				1 100		ASSESSED VALUE					103,176																														
Bathrooms				1 100		TOTAL EXEMPTION VALUE					0																														
Frame		02		WOOD FRAME 100		BASE TAXABLE VALUE					103,176																														
Stories		1.		1. 100		TOTAL JUST VALUE					127,178																														
Architectual		05		CONV 100		NCON VALUE					0																														
Units				0 100		INCOME VALUE																																			
Condition Adj		03		03 100		PREVIOUS YEAR MKT VALUE					123,247																														
Kitchen Adjus		01		01 100																																					
Quality		05		05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA		02																																			
NEIGHBORHOOD/LOC		100000.17		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		405		100				405		43,764																															
FOP		150		30				45		4,863																															
FUS		170		100				170		18,370																															
UOP		252		20				50		5,403																															
USP		120		35				42		4,539																															
TOTALS		1,097						712		76,938																															
EXTRA FEATURES																																									