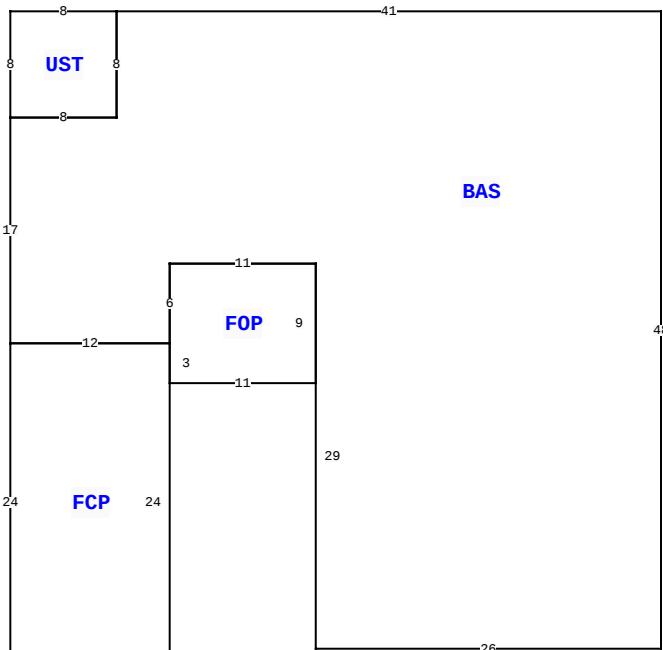


LYNCH RICHARD A
954 SE DIVISION AVE
LAKE CITY, FL 32025-6806

00-00-00-07723-000



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	TOT ADJ	NORM	% COND										
Exterior Wall	19	COMMON BRK 90				0100	01	1,824	112.6000	126.11	230,025	1961	1980	0	0	35.00	65.00											
Exterior Wall	06	BD/BATTEN 10				1 SINGLE FAM 100% - 2001										Heated Area: 1693 HX Base Yr 2001												
Roof Structur	03	GABLE/HIP 100																										
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	04	PLYWOOD 100																										
Interior Floo	14	CARPET 90																										
Interior Floo	06	VINYL ASB 10																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
Frame	01	NONE 100																										
Stories	1.	1. 100																										
Architectual	05	CONV 100																										
Units		0 100																										
Condition Adj	03	03 100																										
Kitchen Adjus	01	01 100																										
Quality	05	05																										
DOR CODE	0100	SINGLE FAMILY																										
MAP NUM		MKT AREA														06												
NEIGHBORHOOD/LOC	5417.0600	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,693	100		1,693	138,778																							
FCP	288	25		72	5,902																							
FOP	99	30		30	2,459																							
UST	64	45		29	2,377																							
TOTALS	2,144			1,824	149,516																							
EXTRA FEATURES						954 SE DIVISION AVE, LAKE CITY																						
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	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500													
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150													
3	0294	SHED WOOD/	0 100	8	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	200													
LAND DESCRIPTION						TOTAL OB/XF										850												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		*RSF	280.00	180.00	14,400.00	SF		1.00	1.00	1.00	1.00	1.00	14,400											