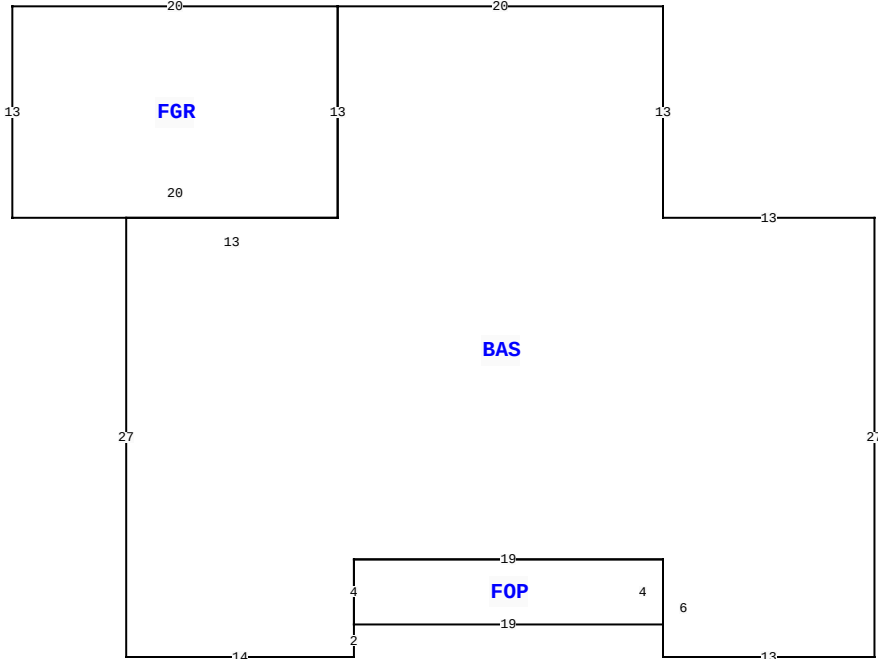


LA CROIX DAVID
7501 180TH ST
MCALPIN, FL 32062

MCALPIN, FL 32062

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
Exterior Wall	31	VINYL SID	100							0100	01	1,554	117.0180	131.06	203,667	2008	2008	10	0	0	21.25	68.75							
Roof Structur	03	GABLE/HIP	100							1 SINGLE FAM 100% - 2021 Heated Area: 1388 HX Base Yr 2021																			
Roof Cover	03	COMP SHNGL	100																										
Interior Wall	05	DRYWALL	100																										
Interior Floo	15	HARDTILE	80																										
Interior Floo	14	CARPET	20																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME	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										07								
NEIGHBORHOOD/LOC										810317.00	1.00/																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,388	100		1,388	125,064																								
FGR	260	55		143	12,885																								
FOP	76	30		23	2,072																								
TOTALS										1,724		1,554	140,021																
EXTRA FEATURES										738 NE COLORADO TER, 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	0120	CLFENCE	4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300												
2	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800												
3	0258	PATIO	0	100	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300												
LAND DESCRIPTION										TOTAL OB/XF 1,400																			
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		*RMF	190.00	78.00	7,020.00	SF		1.00	1.00	0.95	0.50	0.48	3,334												