

SHEPPARD JESSIE M/SHEPPARD WANDA O
159 SW HUMMINGBIRD GLN
LAKE CITY, FL 32024

00-00-00-11049-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1											
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		31		VINYL SID 100		0100		01		885		84.0715		94.16		83,332		1940		1995		10		0		0		35.00		55.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		0%		0		Heated Area: 795		HX Base Yr																Tax Group: 1					Tax Dist:				
Roof Cover		01		MINIMUM 100																												BUILDING MARKET VALUE					45,833				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					50				
Interior Floor		14		CARPET 90																												TOTAL LAND VALUE - MARKET					7,820				
Interior Floor		08		SHT VINYL 10																												TOTAL MARKET VALUE					53,703				
Air Condition		02		WINDOW 100																												SOH/AGL Deduction					0				
Heating Type		02		CONVECTION 100																												ASSESSED VALUE					53,703				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																												BASE TAXABLE VALUE					53,703				
Frame		01		NONE 100																												TOTAL JUST VALUE					53,703				
Stories		1.		1. 100																												NCON VALUE					0				
Architectual		05		CONV 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					53,703				
Condition Adj		02		100																																					
Kitchen Adjus		01		100																																					
Quality		03		03																																					
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		795		100				795		41,171																															
FSP		66		40				26		1,346																															
FSP		160		40				64		3,314																															
TOTALS		1,021						885		45,833																															
EXTRA FEATURES								881 NE CATAWBA AVE, LAKE CITY																																	
BLD DATE																																									
XF DATE																																									
INC DATE																																									
LGL DATE																																									
LAND DATE																																									
AG DATE																																									
OB/XF MKT VALUE																																									
NOTES																																									
1 0294		SHED WOOD/		0		0		0		0		1.00		UT		0.00		0.00		100		0		0		3		100		50											