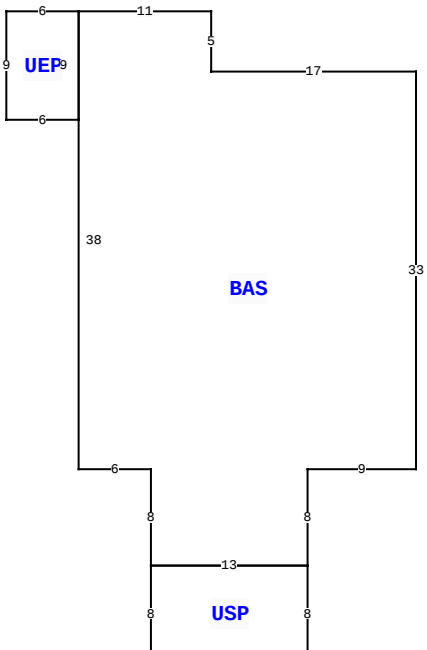


O'NEAIL NADINE V
C/O DEBORAH ROWE, PO BOX 368
MIDDLEBURG, FL 32050

2026



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	AP	NORM	% COND																					
Exterior Wall	01	MINIMUM 100				0100	01	1,151	41.6160	46.61	53,648	1945	1945	0	0	20	35.00	45.00	VALUATION BY																				
Roof Structure	03	GABLE/HIP 100				1 SINGLE FAM 0% - 0														STANDARD																			
Roof Cover	01	MINIMUM 100				Heated Area: 1083														HX Base Yr																			
Interior Wall	05	DRYWALL 100																		Tax Group: 1										Tax Dist:									
Interior Floor	09	PINE WOOD 100																		BUILDING MARKET VALUE										24,142									
Air Condition	02	WINDOW 100																		TOTAL MARKET OB/XF VALUE										700									
Heating Type	01	NONE 100																		TOTAL LAND VALUE - MARKET										5,434									
Bedrooms	01	3 100																		TOTAL MARKET VALUE										30,276									
Bathrooms	01	1 100																		SOH/AGL Deduction										0									
Frame	01	NONE 100																		ASSESSED VALUE										30,276									
Stories	1.	1. 100																		TOTAL EXEMPTION VALUE										0									
Architectural Units	05	CONV 100																		BASE TAXABLE VALUE										30,276									
Condition Adj	01	01 100																		TOTAL JUST VALUE										30,276									
Kitchen Adjus	01	01 100				NCON VALUE										0																							
Quality		01		01		INCOME VALUE																																	
DOR CODE		0100		SINGLE FAMILY		PREVIOUS YEAR MKT VALUE										30,276																							
MAP NUM				MKT AREA		07																																	
NEIGHBORHOOD/LOC		830317.00		1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,083	100		1,083	22,716																																		
UEP	54	60		32	671																																		
USP	104	35		36	755																																		
TOTALS		1,241				1,151		24,142																															
EXTRA FEATURES						182 NW WASHINGTON ST, 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	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100																								
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300																								
3	0263	PRCH, USP	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300																								
						</																																	