

CURTIS KENNETH/CURTIS JUDY SMITH
256 SE HERNANDO AVE
LAKE CITY, FL 32025

00-00-00-12780-000

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		03	BELOW AVG. 100		0100	01	2,023	77.0715	86.32	174,625	1942	1942	0	0	0	35.00	65.00	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2015										Heated Area: 1612					HX Base Yr 2015					Tax Group: 1					Tax Dist:									
Roof Cover		01	MINIMUM 100		30 12 12 30 31 9 10 10 23 10 10 28 28 31 8 8 12 31										BUILDING MARKET VALUE					113,506																			
Interior Wall		03	PLASTER 100												TOTAL MARKET OB/XF VALUE					100																			
Interior Floo		14	CARPET 90												TOTAL LAND VALUE - MARKET					8,609																			
Interior Floo		06	VINYL ASB 10												TOTAL MARKET VALUE					122,215																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					51,113																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					71,102																			
Bedrooms			3 100												TOTAL EXEMPTION VALUE					HX HB 46,102																			
Bathrooms			1 100												BASE TAXABLE VALUE					25,000																			
Frame		01	NONE 100												TOTAL JUST VALUE					122,215																			
Stories			1. 100												NCON VALUE					0																			
Architectual		05	CONV 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE					122,215																													
Condition Adj		02	02 100																																				
Kitchen Adjus		01	01 100																																				
Quality		05	05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA												06																								
NEIGHBORHOOD/LOC		850317.00	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,612	100		1,612	90,446																																		
FEP	248	80		198	11,109																																		
UCP	336	20		67	3,759																																		
UOP	100	20		20	1,122																																		
USP	360	35		126	7,069																																		
TOTALS		2,656		2,023	113,506																																		
EXTRA FEATURES					256 SE HERNANDO AVE, LAKE CITY										BLD DATE					LGL DATE																			
															XF DATE					LAND DATE																			
															INC DATE					AG DATE																			
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	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																								
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