

KROH SUSAN
418 SE HERNANDO AVE
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1																
ELEMENT		CD	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	2,029	124.8390	139.82	283,695	1910	1910	0	0	0	35.00	65.00	VALUATION BY																												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2021												Heated Area: 1975										HX Base Yr 2021										STANDARD									
Roof Cover		14	PREFIN MT 100														184,402																													
Interior Wall		03	PLASTER 100														2,000																													
Interior Floo		13	LAM/VNLPLK 100														10,538																													
Air Condition		03	CENTRAL 100														196,940																													
Heating Type		04	AIR DUCTED 100														50,084																													
Bedrooms		3	100														146,856																													
Bathrooms		2	100														50,722																													
Frame		01	NONE 100														96,134																													
Stories		1.	1. 100														196,940																													
Architectual		05	CONV 100														0																													
Units		0	100		0																																									
Condition Adj		04	04 100		0																																									
Kitchen Adjus		01	01 100		196,940																																									
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	130	100		130	11,815																																									
BAS	270	100		270	24,538																																									
BAS	1,575	100		1,575	143,141																																									
FOP	140	30		42	3,817																																									
UOP	60	20		12	1,091																																									
TOTALS		2,175		2,029	184,402																																									
EXTRA FEATURES					418 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	0180	FPLC 1STRY	0	100	0	0		1.00	UT	2,000.00	2,000.00	100	1910	1910	3	100	2,000																													
LAND DESCRIPTION										TOTAL OB/XF										2,000																										
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		CG	55.00	109.00	6,022.00	SF		1.00	1.00	1.00	1.75	1.75	10,538																													