

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1											
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. 90								0100	01	1,017	72.3060	80.98	82,357	1943	1943	0	0	0	35.00	65.00	VALUATION BY																		
Exterior Wall	08	WD OR PLY 10								1 SINGLE FAM 0% - 0												Heated Area: 945										HX Base Yr									
Roof Structur	03	GABLE/HIP 100								10 16UST16 10 27 BAS 27 35 8												BUILDING MARKET VALUE										53,532									
Roof Cover	12	MODULAR MT 100																				TOTAL MARKET OB/XF VALUE										1,000									
Interior Wall	03	PLASTER 100																				TOTAL LAND VALUE - MARKET										5,700									
Interior Floo	14	CARPET 90																				TOTAL MARKET VALUE										60,232									
Interior Floo	08	SHT VINYL 10																				SOH/AGL Deduction										0									
Air Condition	02	WINDOW 100																				ASSESSED VALUE										60,232									
Heating Type	02	CONVECTION 100																				TOTAL EXEMPTION VALUE										0									
Bedrooms	3	100																				BASE TAXABLE VALUE										60,232									
Bathrooms	1	100																				TOTAL JUST VALUE										60,232									
Frame	01	NONE 100																				NCON VALUE										0									
Stories	1.	1. 100																				INCOME VALUE																			
Architectual	05	CONV 100																				PREVIOUS YEAR MKT VALUE										60,232									
Units	0	100																																							
Condition Adj	03	03 100																																							
Kitchen Adjus	01	01 100																																							
Quality	01	01																																							
DOR CODE	0100 SINGLE FAMILY																																								
MAP NUM											MKT AREA										06																				
NEIGHBORHOOD/LOC										32317.130										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	945	100		945	49,742																																				
UST	160	45		72	3,790																																				
TOTALS										1,105			1,017	53,532																											
EXTRA FEATURES										605 NE LAKE DR, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000																									
LAND DESCRIPTION										TOTAL OB/XF										1,000																					
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	0		*RSF	350.00	120.00	6,000.00	SF		1.00	1.00	1.00	0.95	0.95	5,700																								