

MORGAN DANIEL H/MORGAN TERESA B
234 EAST DUVAL STREET
LAKE CITY, FL 32055

00-00-00-13213-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										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		16		WD FR STUC 100		4900		04		3,251		111.7303		82.68		268,793		1978		1995		0		0		0 45.00		55.00													
Roof Structure		03		GABLE/HIP 100		1		OFFICE LOW		0%		0				Heated Area: 3122																VALUATION BY									
Roof Cover		03		COMP SHNGL 100																												STANDARD									
Interior Wall		05		DRYWALL 100																												Tax Group: 1									
Interior Floor		13		LAM/VNLPLK 50																												Tax Dist:									
Interior Floor		14		CARPET 50																												BUILDING MARKET VALUE									
Ceiling		02		F.NOT SUS 100																												TOTAL MARKET OB/XF VALUE									
Air Condition		06		ENG CENTRL 100																												TOTAL LAND VALUE - MARKET									
Heating Type		09		ENG F AIR 100																												TOTAL MARKET VALUE									
Fixtures		8		100																												SOH/AGL Deduction									
Frame		02		WOOD FRAME 100																												ASSESSED VALUE									
Story Height				8 100																												TOTAL EXEMPTION VALUE									
RMS				14 100																												BASE TAXABLE VALUE									
Stories		1.		1. 100																												TOTAL JUST VALUE									
Units				0 100																												NCON VALUE									
Condition Adj		03		03 100																												INCOME VALUE									
Quality		06		06																												PREVIOUS YEAR MKT VALUE									
DOR CODE		1900		PROFESS SVC/BLD																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		860317.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,458		100				1,458		66,301																															
BAS		1,664		100				1,664		75,669																															
CAN		415		30				124		5,639																															
FOP		16		30				5		227																															
TOTALS		3,553						3,251		147,836																															
EXTRA FEATURES										234 E DUVAL ST, LAKE CITY										BLD DATE				LGL DATE		04/09/2024		MLU													
										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		0166		CONC, PAVMT		0		0		0		1.00		UT		0.00		0.00		100		2018		2018		3		100		1,500											
2		0260		PAVEMENT-A		0		0		44		5,720.00		UT		1.60		1.60		100		2019		2019		3		100		9,152											