

DROTZER MICHAEL L/DROTZER MARY ANN
258 NW ADRIENNE GLN
LAKE CITY, FL 32055

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		STANDARD					
Exterior Wall		31		VINYL SID 100		0100		01		2,434		105.3420		117.98		287,163		1994		1994		0		0		35.00		65.00			
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2007		Heated Area: 2300		HX Base Yr 2007															
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floor		14		CARPET 60																											
Interior Floor		15		HARDTILE 40																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				2 100																											
Frame		01		NONE 100																											
Stories		05		1. 100																											
Architectual		05		CONV 100																											
Units				0 100																											
Condition Adj		03		03 100																											
Kitchen Adjus		01		01 100																											
Quality		05		05																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		1316.0100		1.00/																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,300		100				2,300		176,380																					
FOP		30		30				9		690																					
FSP		312		40				125		9,586																					
TOTALS		2,642						2,434		186,656																					
EXTRA FEATURES																															
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		0294		SHED WOOD/		0 100		10 14		140.00		UT		9.00		9.00		100		0		0		3		100		1,260			
2		0190		FPLC PF		0 100		0 0		1.00		UT		1,200.00		1,200.00		100		0		0		3		100		1,200			
3		0080		DECKING		0 100		0 0		1.00		UT		0.00		0.00		100		2013		2013		3		100		300			