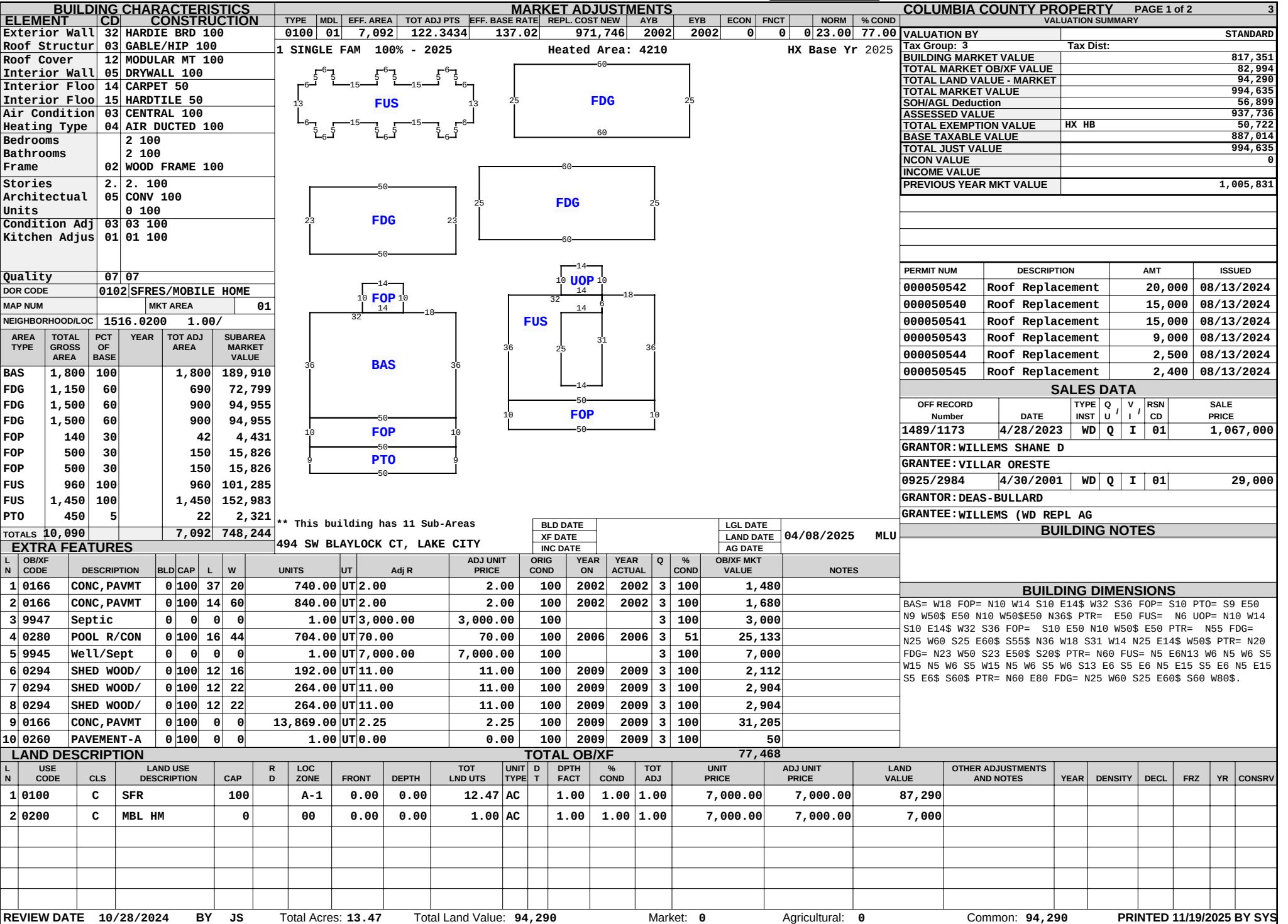


VILLAR ORESTE/VILLAR CATHERINE
494 SW BLAYLOCK CT
LAKE CITY, FL 32024

01-5S-16-03401-002



VILLAR ORESTE/VILLAR CATHERINE
494 SW BLAYLOCK CT
LAKE CITY, FL 32024

01-5S-16-03401-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2										3											
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		31		VINYL SID 100		0201		02		1,214		110.1050		103.50		125,649		2000		2000		0		0		0		45.00		55.00		VALUATION BY					STANDARD														
Roof Structur		03		GABLE/HIP 100		2		MANUF		1		0%		- 2025		Heated Area: 1176																Tax Group: 3					Tax Dist:														
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					817,351														
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					82,994														
Interior Floo		14		CARPET 90																												TOTAL LAND VALUE - MARKET					94,290														
Interior Floo		08		SHT VINYL 10																												TOTAL MARKET VALUE					994,635														
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					56,899														
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					937,736														
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 50,722														
Bathrooms				3 100																												BASE TAXABLE VALUE					887,014														
Stories		1.		1. 100																												TOTAL JUST VALUE					994,635														
Units				0 100																												NCON VALUE					0														
																																INCOME VALUE																			
																																PREVIOUS YEAR MKT VALUE					1,005,831														
Quality		04		04																																															
DOR CODE		0102		SFRES/MOBILE HOME																																															
MAP NUM				MKT AREA																																	01														
NEIGHBORHOOD/LOC		1516.0200		1.00/																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,176		100				1,176		66,944																																									
UOP		150		25				38		2,163																																									
TOTALS		1,326						1,214		69,107																																									
EXTRA FEATURES																																																			
494 SW BLAYLOCK CT, LAKE CITY																																																			
BLD DATE																																																			
XF DATE																																																			
INC DATE																																																			
LGL DATE																																																			
LAND DATE																																																			
AG DATE																																																			
04/08/2025																																																			
MLU																																																			
BUILDING NOTES																																																			
BUILDING DIMENSIONS																																																			
BAS= W49 S24 E12 UOP= S10 E15 N10 W15\$ E37 N24\$.																																																			
LAND DESCRIPTION																																																			
TOTAL OB/XF																																																			
5,526																																																			
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV			
																				</																															