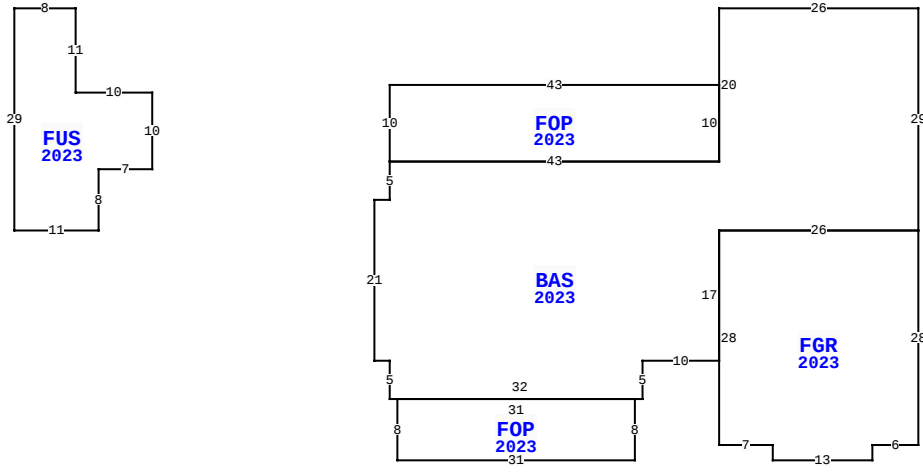


POOLE GREGORY II/POOLE DANIELLE A
198 SW GOVERNORS GLN
LAKE CITY, FL 32024

01-5S-16-03406-107

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
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		32	HARDIE BRD 100		0100	01		3,053	129.9606		145.56		444,395	2022		0	0	3.00	97.00	VALUATION BY					STANDARD				
Exterior Wall		00	N/A 0		1 SINGLE FAM 100% - 2023															Heated Area: 2435 HX Base Yr 2023									
Roof Structur		08	IRREGULAR 100																	Tax Group: 3					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					431,063				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					3,240				
Interior Floo		13	LAM/VNPLK 100																	TOTAL LAND VALUE - MARKET					55,000				
Interior Floo		00	N/A 0																	TOTAL MARKET VALUE					489,303				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					34,096				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					455,207				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms			3.5 100																	BASE TAXABLE VALUE					404,485				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					489,303				
Stories		1.5	1.5 100		NCON VALUE					0																			
Units			0 100		INCOME VALUE																								
Condition Adj		03	03 100		PREVIOUS YEAR MKT VALUE					493,747																			
Kitchen Adjus		01	01 100																										
Quality		07	07																										
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM												MKT AREA		01															
NEIGHBORHOOD/LOC		1516.0500										1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,079	100	2023	2,079	293,540																								
FGR	754	55	2023	415	58,595																								
FOP	248	30	2023	74	10,448																								
FOP	430	30	2023	129	18,214																								
FUS	356	100	2023	356	50,264																								
TOTALS		3,867			3,053	431,063																							
EXTRA FEATURES					198 SW GOVERNORS GLN, 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	0166	CONC, PAVMT	0 100	0	0	1,080.00	UT	3.00	3.00	100	2023	2022		100	3,240														