

CLEMONS WAYNE A/CLEMONS WANDA E
215 SW COLONY GLN
LAKE CITY, FL 32024

01-6S-16-03761-143



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		CV		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		32		HARDIE BRD 100		0100		01		2,490		126.5572		141.74		352,933		2020		2020		0		0		1		5.00		94.00		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1		SINGLE FAM		100% - 2021				Heated Area: 2053												HX Base Yr 2021		Tax Group: 3					Tax Dist:								
Roof Cover		12		MODULAR MT 100																								BUILDING MARKET VALUE					331,757								
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					6,300								
Interior Floo		14		CARPET 90																								TOTAL LAND VALUE - MARKET					55,000								
Interior Floo		12		HARDWOOD 10																								TOTAL MARKET VALUE					393,057								
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction					83,056								
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE					310,001								
Bedrooms				3 100																								TOTAL EXEMPTION VALUE					HX HB 13 310,001								
Bathrooms				2.5 100																								BASE TAXABLE VALUE					0								
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE					393,057								
Stories		1.		1. 100																								NCON VALUE					0								
Units				0 100																								INCOME VALUE													
																												PREVIOUS YEAR MKT VALUE					396,586								