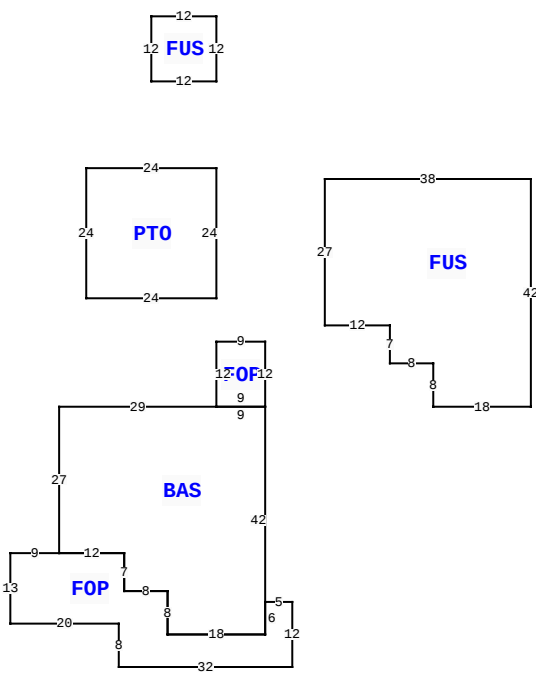
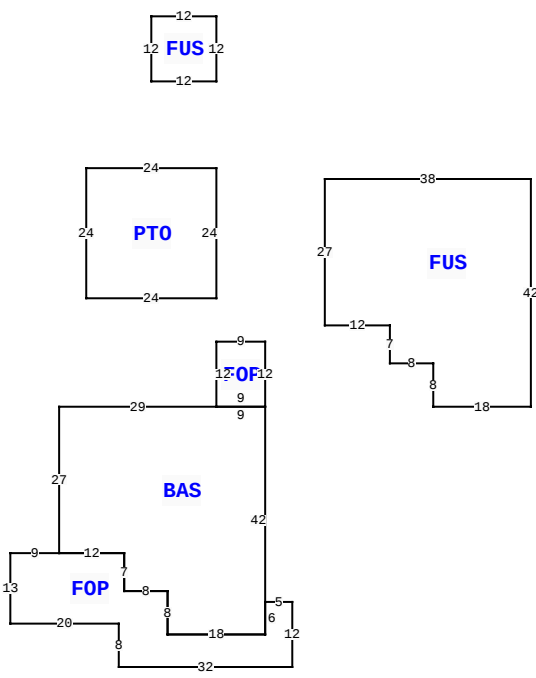


FLEGERT JAMES V/FLEGERT JO ANN
483 NW ADRIENNE GLEN
LAKE CITY, FL 32055

2026



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	31	VINYL SID 100				0100	01	3,077	113.9556	127.63	392,718	1995	1995	0	0	0	35.00	65.00	VALUATION BY					STANDARD					
Roof Structure	08	IRREGULAR 100				1 SINGLE FAM 100% - 1996				Heated Area: 2848				HX Base Yr 1996				Tax Group: 3					Tax Dist:						
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE					255,267				
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					6,694				
Interior Floor	14	CARPET 90																		TOTAL LAND VALUE - MARKET					31,696				
Interior Floor	08	SHT VINYL 10																		TOTAL MARKET VALUE					293,657				
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction					87,358				
Heating Type	04	AIR DUCTED 100				ASSESSED VALUE					206,299																		
Bedrooms		3 100				TOTAL EXEMPTION VALUE					HX HB					50,722													
Bathrooms		2.5 100				BASE TAXABLE VALUE					155,577																		
Frame	01	NONE 100				TOTAL JUST VALUE					293,657																		
Stories		1. 100				NCON VALUE					0																		
Architectural	05	1. 100				INCOME VALUE																							
Units	01	CONV 100				PREVIOUS YEAR MKT VALUE					293,657																		
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality		07	07																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA			06																							
NEIGHBORHOOD/LOC		1316.0100	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,352	100		1,352	112,161																								
FOP	108	30		32	2,655																								
FOP	561	30		168	13,937																								
FUS	144	100		144	11,946																								
FUS	1,352	100		1,352	112,161																								
PTO	576	5		29	2,406																								
TOTALS		4,093		3,077	255,267																								
EXTRA FEATURES						483 NW ADRIENNE GLN, LAKE CITY										BLD DATE				LGL DATE				04/15/2025				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	0190	FPLC PF			0 100	0	0	1.00		UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200											
2	0166	CONC,PAVMT			0 100	0	0	876.00		UT	1.50	1.50	100	1995	1995	3	100	1,314											
3	0296	SHED METAL			0 100	0	0	1.00		UT	0.00	0.00	100	1996	1996	3	100	2,000											
4	0040	BARN,POLE			0 100	0	0	1.00		UT	0.00	0.00	100	2009	2009	3	100	800											
5	0252	LEAN-TO W/			0 100	0	0	1.00		UT	0.00	0.00	100	2009	2009	3	100	200											
6	0294	SHED WOOD/			0 100	0	0	1.00		UT	0.00	0.00	100	2009	2009	3	100	100											
7	0214	GRN HOUSE			0 100	18	20	360.00		UT	3.00	3.00	100	2013	2013	3	100	1,080											
LAND DESCRIPTION						TOTAL OB/XF														6,694									
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0100	C	SFR			100		RSF/MH	0.00	0.00	5.66	AC		1.00	1.00	0.80	7,000.00	5,600.00	31,696										