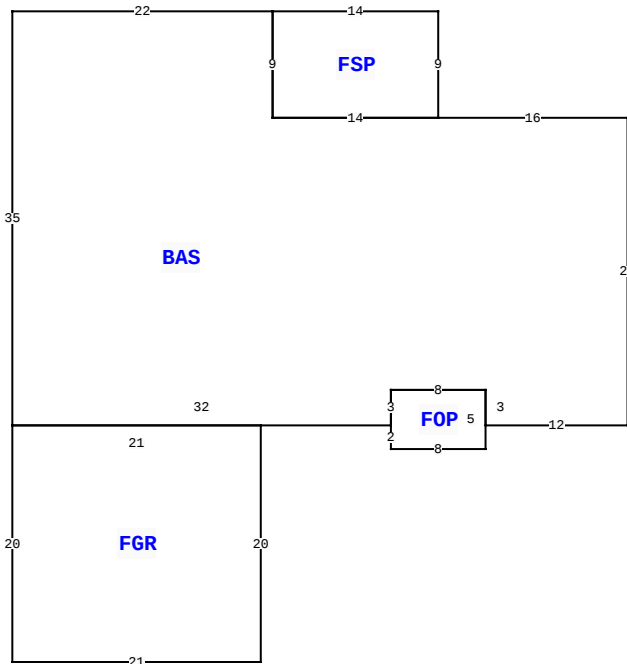


MORILLEAU SERGE/MORILLEAU EILEEN
435 SW PILOTS WAY
LAKE CITY, FL 32024

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	19	COMMON BRK 70								0100	01	1,819	114.2460	127.96	232,759	1994	1994	0	0	0	33.33	66.67	VALUATION BY STANDARD																
Exterior Wall	31	VINYL SID 30								1 SINGLE FAM 100% - 2008										Heated Area: 1526										HX Base Yr 2008									
Roof Structure	08	IRREGULAR 100																		Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										155,180									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										7,291									
Interior Floor	14	CARPET 90																		TOTAL LAND VALUE - MARKET										38,500									
Interior Floor	08	SHT VINYL 10																		TOTAL MARKET VALUE										200,971									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										71,735									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										129,236									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB SX 100,722									
Bathrooms		2 100																		BASE TAXABLE VALUE										28,514									
Frame Stories	01	NONE 100																		TOTAL JUST VALUE										200,971									
Architectual Units	1.	1. 100								NCON VALUE										0																			
Condition Adj	03	03 100								INCOME VALUE																													
Kitchen Adjus	01	01 100								PREVIOUS YEAR MKT VALUE										203,485																			
Quality	05	05																																					
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM						MKT AREA								06																									
NEIGHBORHOOD/LOC	11416.030	1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,526	100		1,526	130,185																																		
FGR	420	55		231	19,707																																		
FOP	40	30		12	1,024																																		
FSP	126	40		50	4,266																																		
TOTALS	2,112			1,819	155,180																																		
EXTRA FEATURES					435 SW PILOTS WAY, LAKE CITY										BLD DATE					LGL DATE					04/03/2025					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	0166	CONC, PAVMT	0 100	0	0	890.00	UT	1.50	1.50	100	0	0	3	100	1,335																								
2	0060	CARPORT F	0 100	16	18	288.00	UT	4.50	4.50	100	2009	2009	3	100	1,296																								
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700																								
4	0294	SHED WOOD/	0 100	10	16	160.00	UT	12.00	12.00	50	2009	2009	3	50	960																								
5	0296	SHED METAL	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000																								
LAND DESCRIPTION										TOTAL OB/XF										7,291																			
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500																						