

PETERSEN TIMOTHY J
6915 SW SR 47
LAKE CITY, FL 32024-1712

02-5S-16-03429-003

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		2,952	124.1348	139.03	410,417		2009	2009		0	0	16.00	84.00	VALUATION BY																									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2010										Heated Area: 2630										HX Base Yr 2010										STANDARD										
Roof Cover		03	COMP SHNGL 100																						Tax Group: 3										Tax Dist:										
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										344,750										
Interior Floo		14	CARPET 80																						TOTAL MARKET OB/XF VALUE										30,870										
Interior Floo		15	HARDTILE 20																						TOTAL LAND VALUE - MARKET										15,000										
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										390,620										
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										118,770										
Bedrooms			3 100																						ASSESSED VALUE										271,850										
Bathrooms			2.5 100																						TOTAL EXEMPTION VALUE										HX HB 50,722										
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										221,128										
Stories		2.	2. 100																						TOTAL JUST VALUE										390,620										
Architectual		05	CONV 100																						NCON VALUE										0										
Units			0 100																						INCOME VALUE																				
																									PREVIOUS YEAR MKT VALUE										395,273										
Quality		07	07																																										
DOR CODE		0100	SINGLE FAMILY																																										
MAP NUM			MKT AREA																						01																				
NEIGHBORHOOD/LOC		2516.00	1.00/																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,776	100		1,776	207,410																																								
FOP	1,072	30		322	37,605																																								
FUS	854	100		854	99,735																																								
TOTALS		3,702		2,952	344,750																																								
EXTRA FEATURES					6915 SW STATE ROAD 47 , LAKE CITY										BLD DATE				LGL DATE		04/07/2025		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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000																														
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,400																														
3	0060	CARPORT F	0 100	24	24	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500																														
4	0280	POOL R/CON	0 100	14	28	392.00	UT	70.00	70.00	100	2020	2020	3	91	24,970																														
LAND DESCRIPTION					TOTAL OB/XF										30,870																														
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		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,000																												