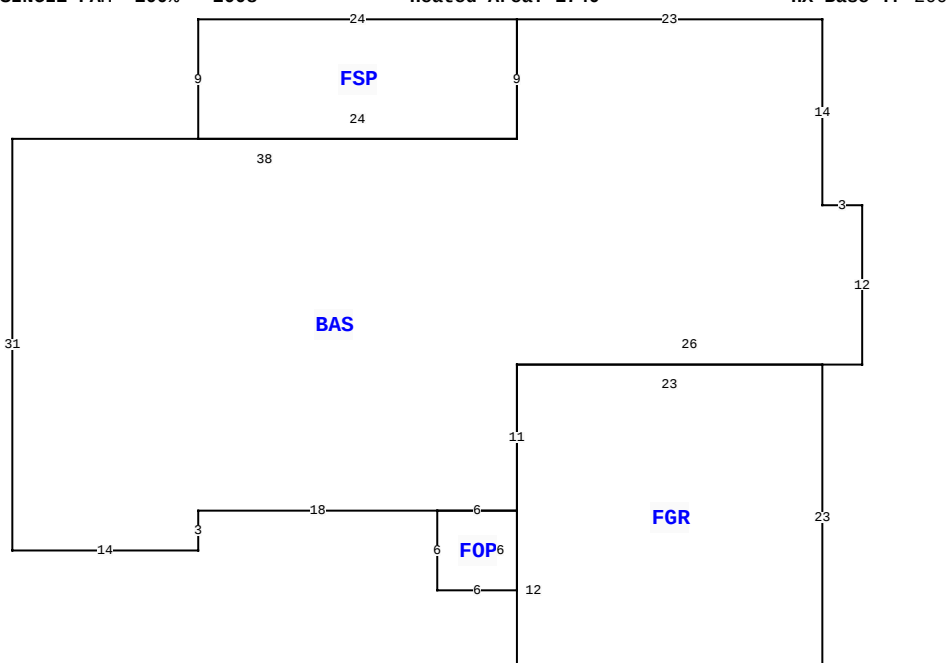


EXUM SVETLANA S
173 SW ETHEL GLN
LAKE CITY, FL 32024

03-4S-16-02739-229

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	19	COMMON BRK 60								0100	01	2,128	112.4640	125.96	268,043	2004	2004	0	0	0	23.10	76.90								
Exterior Wall	31	VINYL SID 40								1 SINGLE FAM 100% - 2008										Heated Area: 1740 HX Base Yr 2008										
Roof Structure	03	GABLE/HIP 100																												
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 80																												
Interior Floor	15	HARDTILE 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Architectural	05	CONV 100																												
Units		0 100																												
Condition Adj	03	03 100																												
Kitchen Adjus	01	01 100																												
Quality	05	05																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA																		06										
NEIGHBORHOOD/LOC		3416.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,740	100		1,740	168,542																									
FGR	529	55		291	28,187																									
FOP	36	30		11	1,066																									
FSP	216	40		86	8,331																									
TOTALS	2,521			2,128	206,125																									
EXTRA FEATURES										173 SW ETHEL GLN, LAKE CITY										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE													
1	0166	CONC, PAVMT	0 100	0	0	916.00	UT	2.00	2.00	100	2004	2004	3	100	1,832		04/03/2025 MLU													
2	0296	SHED METAL	0 100	10	20	200.00	UT	12.00	12.00	100	2007	2007	3	100	2,400															
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200															
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600															
LAND DESCRIPTION										TOTAL OB/XF										6,032										
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000													