

BACHMAIER JENNIFER
10243 SW 38TH AVE
OCALA, FL 34476

03-4S-17-07570-119

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
Exterior Wall	19	COMMON BRK 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																		
Roof Structure	03	GABLE/HIP 100	0100	01	2,326	109.6100	118.38	275,352	1986	1986	0	0	0	35.00	65.00	Tax Group: 2	Tax Dist:																		
Roof Cover	03	COMP SHNGL 100	1 SINGLE FAM - 0% - 0										Heated Area: 1930					HX Base Yr					BUILDING MARKET VALUE										178,979		
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE										2,600		
Interior Floor	14	CARPET 80																					TOTAL LAND VALUE - MARKET										18,500		
Interior Floor	06	VINYL ASB 20																					TOTAL MARKET VALUE										200,079		
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										8,439		
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										191,640		
Bedrooms		3 100																					TOTAL EXEMPTION VALUE										0		
Bathrooms		2 100																					BASE TAXABLE VALUE										191,640		
Frame	01	NONE 100																					TOTAL JUST VALUE										200,079		
Stories	1.	1. 100																					NCON VALUE										0		
Architectual	05	CONV 100																					INCOME VALUE												
Units		0 100																					PREVIOUS YEAR MKT VALUE										195,104		
Condition Adj	03	100																																	
Kitchen Adjus	01	01 100																																	
Quality		05 05																																	
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA																	06															
NEIGHBORHOOD/LOC		3417.0200	1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
APT	550	100		550	42,321																														
BAS	1,380	100		1,380	106,187																														
FGR	350	55		192	14,774																														
FOP	52	30		16	1,231																														
UEP	196	60		118	9,080																														
UOP	350	20		70	5,387																														
TOTALS		2,878		2,326	178,979																														
EXTRA FEATURES										147 SE WILDERNESS DR, LAKE CITY										BLD DATE				LGL DATE		04/21/2023		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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																				
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																				
3	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																				
4	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																				
5	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																				
LAND DESCRIPTION										TOTAL OB/XF										2,600															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500																		