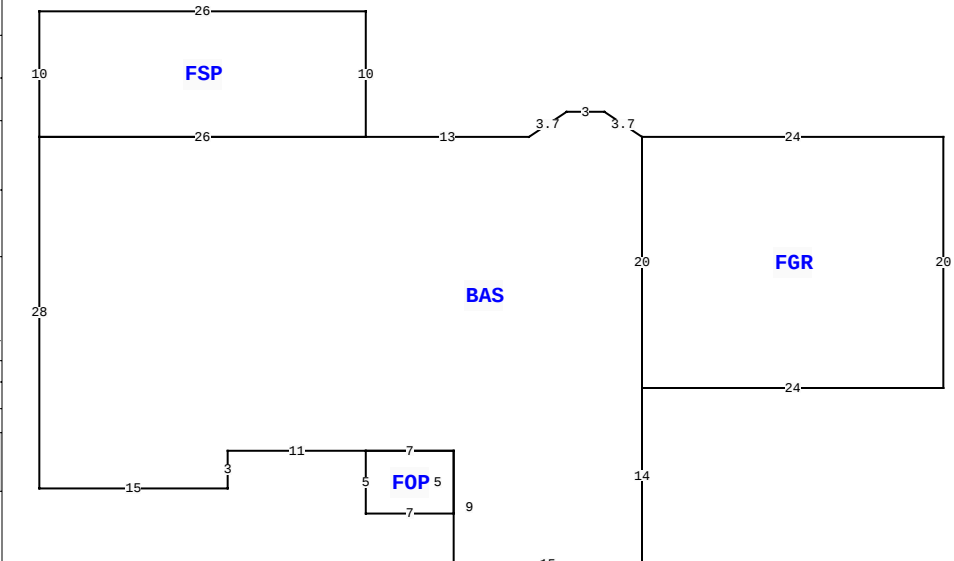


KORTMAN HARVEY R/RENAUD MELISSA
141 SE KIWI WAY
LAKE CITY, FL 32025

2026



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 70								0100	01	1,770	119.4000	133.73	236,702	1995	2000		0		0	26.88	73.12								
Exterior Wall	31	VINYL SID 30								1 SINGLE FAM 100% - 2025										Heated Area: 1392 HX Base Yr 2025											
Roof Structur	08	IRREGULAR 100																													
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	13	LAM/VNLPLK 90																													
Interior Floo	15	HARDTILE 10																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame	01	NONE 100																													
Stories	1.	1. 100																													
Architectual	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	3417.0200 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,392	100		1,392	136,114																										
FGR	480	55		264	25,815																										
FOP	35	30		10	978																										
FSP	260	40		104	10,170																										
TOTALS	2,167			1,770	173,077																										
EXTRA FEATURES					141 SE KIWY WAY, LAKE CITY																										
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	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,500																
2	0060	CARPORT F	0 100	12	20	240.00	UT	5.00	5.00	100	2004	2004	3	100	1,200																
3	0120	CLFENCE	4	0 100	0 0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300																
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	18,500.00	18,500.00	18,500														