

FLICKINGER NICHOLAS ALEXANDER
284 SW REMINGTON CT
LAKE CITY, FL 32024

03-6S-17-09578-015



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 100					0100	01	2,094	120.2850	129.91	272,032	2003	2003		0	0	21.00	79.00	VALUATION BY					STANDARD																							
Roof Structure	08	IRREGULAR 100					1 SINGLE FAM - 100% - 2020														Heated Area: 1775														HX Base Yr 2020													
Roof Cover	03	COMP SHNGL 100					Detailed floor plan diagram showing building footprint (FOP), basement (BAS), and front yard (FGR) with dimensions.														Tax Group: 3					Tax Dist:																						
Interior Wall	05	DRYWALL 100																			BUILDING MARKET VALUE					214,905																						
Interior Floor	14	CARPET 50																			TOTAL MARKET OB/XF VALUE					1,300																						
Interior Floor	05	HARDTILE 50																			TOTAL LAND VALUE - MARKET					22,650																						
Air Condition	13	CENTRAL 100																			TOTAL MARKET VALUE					238,855																						
Heating Type	04	AIR DUCTED 100																			SOH/AGL Deduction					62,959																						
Bedrooms		3 100																			ASSESSED VALUE					175,896																						
Bathrooms		2 100																			TOTAL EXEMPTION VALUE					HX HB VX 55,722																						
Frame	02	WOOD FRAME 100																			BASE TAXABLE VALUE					120,174																						
Stories	1.	1. 100																			TOTAL JUST VALUE					238,855																						
Architectural Units	05	CONV 100 0 100					NCON VALUE					0																																				
Condition Adj	03	03 100					INCOME VALUE																																									
Kitchen Adjus	01	01 100					PREVIOUS YEAR MKT VALUE					232,508																																				
Quality		05	05																																													
DOR CODE		0100	SINGLE FAMILY																																													
MAP NUM			MKT AREA																				02																									
NEIGHBORHOOD/LOC		3617.0100					1.00/																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	1,775	100		1,775	182,166																																											
FGR	484	55		266	27,299																																											
FOP	84	30		25	2,566																																											
FOP	93	30		28	2,873																																											
TOTALS		2,436			2,094	214,905																																										
EXTRA FEATURES						284 SW REMINGTON CT, 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	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500																																	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400																																	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																																	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																																	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																																	