

BAKER HANNA B
14489 S US HIGHWAY 441
LAKE CITY, FL 32024

03-6S-17-09585-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		19		COMMON BRK 100		0100		01		2,939		109.4400		122.57		360,233		2006		2006		0		0		10		19.00		71.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2023				Heated Area: 2506										HX		Base Yr 2023		Tax Group: 3					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					255,765				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					2,262				
Interior Floo		12		HARDWOOD 80																												TOTAL LAND VALUE - MARKET					90,865				
Interior Floo		14		CARPET 20																												TOTAL MARKET VALUE					269,240				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					6,433				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					262,807				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				2 100																												BASE TAXABLE VALUE					212,085				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					348,892				
Stories		01		1. 100																												NCON VALUE					0				
Architectual		05		CONV 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					352,495				
Condition Adj		03		100																																					
Kitchen Adjus		01		01 100																																					
Quality		05		05																																					
DOR CODE		5000		IMPROVED AG																																					
MAP NUM				MKT AREA																																	02				
NEIGHBORHOOD/LOC		3617.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,506		100				2,506		218,084																															
FGR		547		55				301		26,195																															
FOP		198		30				59		5,135																															
FOP		244		30				73		6,353																															
TOTALS		3,495						2,939		255,765																															
EXTRA FEATURES																																									
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		754.00		UT 3.00				3.00		100		2006		2006		3		100		2,262													
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