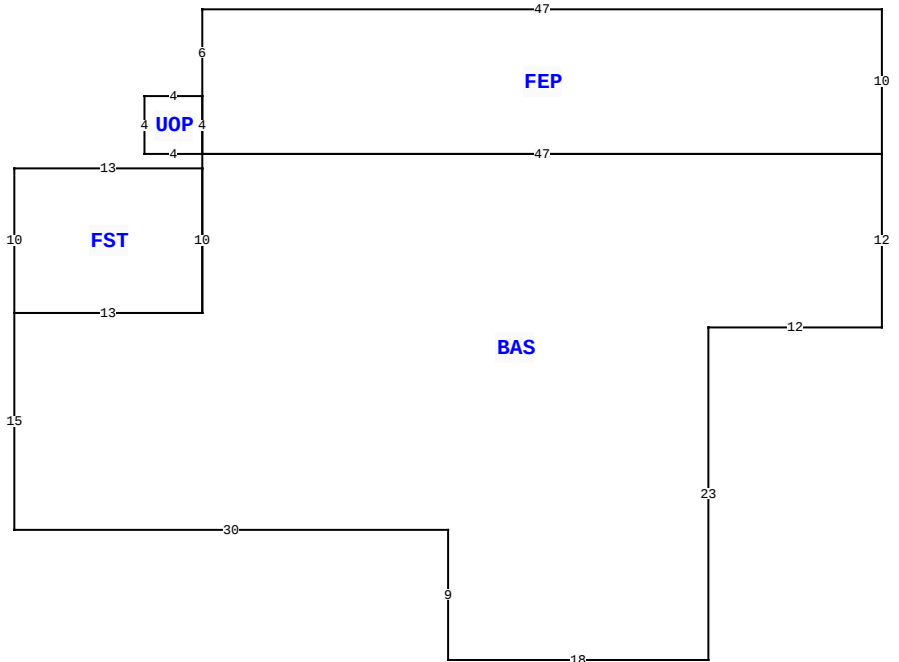


REID STEPHANIE/REID DEVON
2565 SW PINEMOUNT RD
LAKE CITY, FL 32024

05-4S-16-02778-000



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	1,862	114.2660	127.98	238,299	1958	1958	0	0	0	35.00	65.00	VALUATION BY																								
Exterior Wall	04	SINGLE SID 30								1 SINGLE FAM 0% - 2025														Heated Area: 1411								HX Base Yr								STANDARD							
Roof Structur	03	GABLE/HIP 100																						Tax Group: 2								Tax Dist:															
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE								154,894															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								4,002															
Interior Floo	12	HARDWOOD 50																						TOTAL LAND VALUE - MARKET								25,060															
Interior Floo	13	LAM/VNLPLK 50																						TOTAL MARKET VALUE								183,956															
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								0															
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								183,956															
Bedrooms	3	100																						TOTAL EXEMPTION VALUE								0															
Bathrooms	2	100																						BASE TAXABLE VALUE								183,956															
Frame	01	NONE 100																						TOTAL JUST VALUE								183,956															
Stories	1.	1. 100								NCON VALUE								0																													
Architectual	05	CONV 100								INCOME VALUE																																					
Units	0	100								PREVIOUS YEAR MKT VALUE								183,956																													
Condition Adj	03	03 100																																													
Kitchen Adjus	01	01 100																																													
Quality	05	05																																													
DOR CODE	0100	SINGLE FAMILY																																													
MAP NUM		MKT AREA								01																																					
NEIGHBORHOOD/LOC	5416.00	1.00/																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,411	100		1,411	117,377																																										
FEP	470	80		376	31,278																																										
FST	130	55		72	5,990																																										
UOP	16	20		3	250																																										
TOTALS	2,027			1,862	154,894																																										
EXTRA FEATURES					2565 SW PINEMOUNT RD, LAKE CITY															BLD DATE										LGL DATE																	
																				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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150																															
2	0294	SHED WOOD/	0	0	0	0	2.00	UT	300.00	300.00	100	1993	1993	3	100	600																															
3	0080	DECKING	0	0	12	12	144.00	UT	5.00	5.00	100	1994	1994	3	100	720																															
4	0080	DECKING	0	0	10	19	190.00	UT	3.00	3.00	100	1994	1994	3	100	570																															
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	562																															
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200																															
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100																															
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100																															
LAND DESCRIPTION										TOTAL OB/XF										4,002																											
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		A-1	0.00	0.00	3.58	AC		1.00	1.00	1.00	7,000.00	7,000.00	25,060																														
																					</																										