

KEVIN B HARRISON DC LLC
1680 SW NEWLAND WAY STE 105
LAKE CITY, FL 32025-5917

05-4S-17-07610-208

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			
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		32	HARDIE BRD 80		5200	04	5,954		120.8889		94.29		561,403		2009	2009		0	0	0	16.00	84.00		VALUATION BY					STANDARD								
Exterior Wall		21	STONE 20		1		OFFICE MED		0%		0		Heated Area: 5825								HX		Base Yr		Tax Group: 1					Tax Dist:							
Roof Structur		04	WOOD TRUSS 100																						BUILDING MARKET VALUE					471,579							
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					11,578							
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					50,967							
Interior Floo		13	LAM/VNLPLK 80																						TOTAL MARKET VALUE					534,124							
Interior Floo		14	CARPET 20																						SOH/AGL Deduction					0							
Ceiling		01	FIN.SUSPD 100																						ASSESSED VALUE					534,124							
Air Condition		06	ENG CENTRL 100																						TOTAL EXEMPTION VALUE					0							
Heating Type		09	ENG F AIR 100																						BASE TAXABLE VALUE					534,124							
Fixtures			20 100																						TOTAL JUST VALUE					534,124							
Frame																									NCON VALUE					0							
Story Height		02	WOOD FRAME 100																						INCOME VALUE												
RMS			12 100																						PREVIOUS YEAR MKT VALUE					545,352							
Stories		1.	1. 100																																		
Units			0 100																																		
Quality		06	06																																		
DOR CODE		1900	PROFESS SVC/BLD																																		
MAP NUM			MKT AREA																											06							
NEIGHBORHOOD/LOC		5417.00	1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,598	100		2,598	205,771																																
BAS	3,227	100		3,227	255,590																																
CAN	430	30		129	10,217																																
TOTALS		6,255		5,954	471,579																																
EXTRA FEATURES					1680 SW NEWLAND WAY, 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	0260	PAVEMENT -A	0	0	0	0	7,236.00	UT	1.60	1.60	100	2009	2009	3	100	11,578																					
LAND DESCRIPTION																		TOTAL OB/XF										11,578									
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	1900	C	PROF BLDG	0		CI	0.00	0.00	22,652.00	SF		1.00	1.00	1.00	2.25	2.25	50,967																				
REVIEW DATE		05/10/2024		BY	ME		Total Acres: 0.52		Total Land Value: 50,967		Market: 0		Agricultural: 0		Common: 50,967		PRINTED 11/17/2025 BY SYS																				