

2026

05-4S-17-07610-358



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										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		19		COMMON BRK 100		0100		01		2,344		122.3492		137.03		321,198		2004		2004		0		0		0		21.00		79.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		0%		- 2025				Heated Area: 1795				HX Base Yr										Tax Group: 1					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					253,746						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					800						
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					18,500						
Interior Floo		15		HARDTILE 30																										TOTAL MARKET VALUE					273,046						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					273,046						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				2 100																										BASE TAXABLE VALUE					273,046						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					273,046						
Stories		1.		1. 100																										NCON VALUE					0						
Architectual		05		CONV 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					276,258						
Condition Adj		03		03 100																																					
Kitchen Adjus		01		01 100																																					
Quality		06		06																																					
DOR CODE		0100		SINGLE FAMILY																																					
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		1,795		100				1,795		194,316																															
FEP		228		80				182		19,702																															
FGR		536		55				295		31,935																															
FOP		240		30				72		7,794																															
TOTALS		2,799						2,344		253,746																															
EXTRA FEATURES										1841 SW PALOMA CT, LAKE CITY										BLD DATE				LGL DATE				04/21/2023		MLU											
																				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		0166		CONC, PAVMT		0 0		0 0		400.00		UT		2.00		2.00		100		2004		2004		3		100		800													