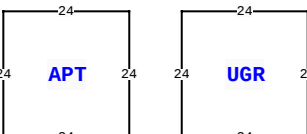
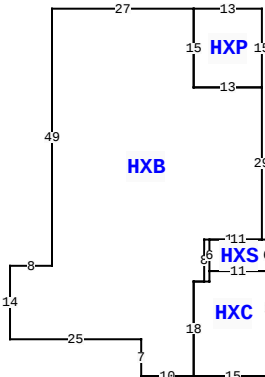


DONG HE/ZHENG YUMEI
1431 SE INGLEWOOD AVE
LAKE CITY, FL 32025

05-4S-17-07801-000

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	3,270	96.0300	107.55	351,688	1956	1956		0	0	35.00	65.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 74.47% - 2019										Heated Area: 2852										HX Base Yr 2019									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		04	PLYWOOD 100																															
Interior Floo		14	CARPET 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		01	NONE 100																															
Stories		1.	1. 100																															
Architectual		05	CONV 100																															
Units			0 100																															
Condition Adj		02	02 100																															
Kitchen Adjus		01	01 100																															
Quality		05	05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		06																													
NEIGHBORHOOD/LOC		5417.0500	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
APT	576	100		576	40,267																													
HXB	2,276	100		2,276	159,110																													
HXC	300	25		75	5,243																													
HXP	195	30		58	4,055																													
HXS	66	40		26	1,817																													
UGR	576	45		259	18,106																													
TOTALS		3,989		3,270	228,597																													
EXTRA FEATURES					1431 SE INGLEWOOD AVE, LAKE CITY										BLD DATE				LGL DATE		04/27/2022		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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																		
2	0166	CONC,PAVMT	0	100	21	58	1.00	UT	0.00	0.00	100	0	0	3	100	1,193																		
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336																		
4	0166	CONC,PAVMT	0	100	0	0	615.00	UT	1.50	1.50	100	1996	1996	3	100	923																		
5	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100																		
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400																		
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200																		
LAND DESCRIPTION																																		
TOTAL OB/XF										23,352																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	0133	C	SFR LAKE	100		*RSF	-1 0.00	0.00	14,261.00	SF		1.00	1.00	1.00	1.00	1.00	14,261																	
2	0020	C	VAC/WATER	0		00	0.00	0.00	14,261.00	SF		1.00	1.00	1.00	1.00	1.00	14,261																	
REVIEW DATE 10/04/2016 BY DF Total Acres: 0.65 Total Land Value: 28,522 Market: 0 Agricultural: 0 Common: 28,522 PRINTED 11/04/2025 BY SYS																																		