

CARRERAS STUART G
211 SE MARY ETTA TER
LAKE CITY, FL 32025

05-6S-17-09606-004

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		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	VINYL SID 100		0201	02	2,280	115.9000	108.95	248,406	2007	2010		0	0	35.00	65.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 MANUF 1 0% - 2024										Heated Area: 2280										HX Base Yr									
Roof Cover		12	MODULAR MT 100		-76- 30 BAS 30																													
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 90																															
Interior Floo		08	SHT VINYL 10																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Stories		1.	1. 100																															
Architectual Units		01	CONV 100 0 100																															
Quality		05	05																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA		02																													
NEIGHBORHOOD/LOC		5617.00	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,280	100		2,280	161,464																													
TOTALS		2,280		2,280	161,464																													
EXTRA FEATURES					102 SW FRED CT, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		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	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000																			
2	9946	Well	0	0	0	0	1.00	UT 4,000.00	4,000.00	100			3	100	4,000																			
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT 500.00	500.00	100	2025	2024	100		500																			
LAND DESCRIPTION										TOTAL OB/XF										7,500														
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	0200	C	MBL HM			A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000																	