

JOHNSTON JANET/JOHNSTON JIMMY
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32025

06-4S-17-07870-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										1																	
ELEMENT		CD		COMMON BRK 100						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		STANDARD	
Exterior Wall		19 00		N/A 0						0600		01		2,693		111.9360		83.95		226,077		1964		1964		0		0		15 40.00		45.00		101,735			
Exterior Wall		00		N/A 0						1		SFR RENTAL		0%		- 2022		Heated Area:		1997		HX Base Yr										Tax Group: 1		Tax Dist:			
Roof Structur		03		GABLE/HIP 100																												BUILDING MARKET VALUE		101,735			
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE		200					
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET		18,500					
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE		120,435					
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction		5,530					
Air Condition		03		CENTRAL 100																										ASSESSED VALUE		114,905					
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE		0					
Bedrooms				3 100																										BASE TAXABLE VALUE		114,905					
Bathrooms				3 100																										TOTAL JUST VALUE		120,435					
Frame		02		WOOD FRAME 100																										NCON VALUE		0					
Stories		1.		1. 100																										INCOME VALUE							
Units				0 100																										PREVIOUS YEAR MKT VALUE		120,435					
Condition Adj		03		03 100																																	
Kitchen Adjus		01		01 100																																	
Quality		05 05																																			
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM				MKT AREA																												06					
NEIGHBORHOOD/LOC		6417.0100		1.00/																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,997		100		2022		1,997		75,442																											
FEP		204		80		2022		163		6,158																											
FGR		570		55		2022		314		11,862																											
FOP		180		30		2022		54		2,040																											
FST		300		55		2022		165		6,233																											
TOTALS		3,251						2,693		101,735																											
EXTRA FEATURES								568 SW ARREDONDO PL, 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		1.00		UT 0.00				0.00		100		0		0		3		100		150									
2		0260		PAVEMENT -A		0 0		0 0		1.00		UT 0.00				0.00		100		2011		2011		3		100		50									