



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	19	COMMON BRK 70	0100	01	1,595	115.2360	129.06	205,851	2002	2002	0	10	0	24.73	65.27	VALUATION BY																													
Exterior Wall	31	VINYL SID 30	1 SINGLE FAM 0% - 0													STANDARD																													
Roof Structure	03	GABLE/HIP 100	Heated Area: 1324													HX Base Yr																													
Roof Cover	03	COMP SHNGL 100														Tax Group: 1																													
Interior Wall	05	DRYWALL 100														Tax Dist:																													
Interior Floor	14	CARPET 80														BUILDING MARKET VALUE																													
Interior Floor	12	HARDWOOD 20														TOTAL MARKET OB/XF VALUE																													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET																													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE																													
Bedrooms	3	100														SOH/AGL Deduction																													
Bathrooms	2	100														ASSESSED VALUE																													
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE																													
Stories	1.	1. 100														BASE TAXABLE VALUE																													
Architectural	05	CONV 100														TOTAL JUST VALUE																													
Units	0	100														NCON VALUE																													
Condition Adj	03	03 100														INCOME VALUE																													
Kitchen Adjus	01	01 100														PREVIOUS YEAR MKT VALUE																													
Quality	05	05																																											
DOR CODE	0100	SINGLE FAMILY																																											
MAP NUM		MKT AREA														06																													
NEIGHBORHOOD/LOC	6417.0700	1.00/																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,324	100		1,324	111,530																																								
FGR	462	55		254	21,396																																								
FOP	45	30		14	1,179																																								
PTO	60	5		3	253																																								
TOTALS	1,891			1,595	134,359																																								
EXTRA FEATURES						1196 SW JAMESTOWN GLN, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/21/2023 MLU									
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	660.00	UT	2.00	2.00	100	2002	2002	3	100	1,320																													
2	0169	FENCE/WOOD	0	0	8	8	64.00	UT	7.50	7.50	100	2002	2002	3	100	480																													