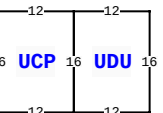
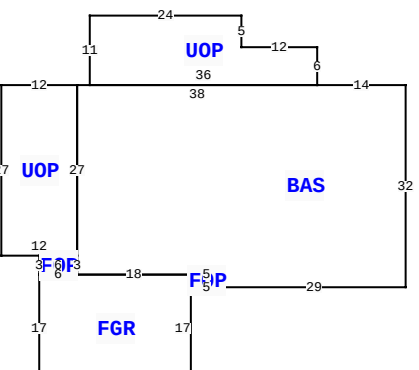
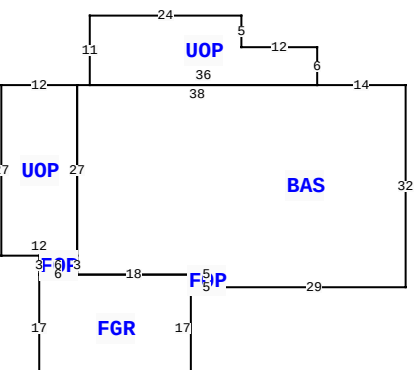


2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	05	AVERAGE 90								0100	01	2,126	103.2080	115.59	245,744	1985	1985	0	0	35.00	65.00	VALUATION BY																	
Exterior Wall	18	CEMENT BRK 10								1 SINGLE FAM 100% - 0										Heated Area: 1618										HX Base Yr									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
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																																					
Frame Stories	01	NONE 100																																					
Architectual Units	1.	1. 100																																					
Condition Adj	05	CONV 100																																					
Kitchen Adjus	03	03 100																																					
	01	01 100																																					
Quality	05	05																																					
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM		MKT AREA								06																													
NEIGHBORHOOD/LOC	6417.0900										1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,618	100		1,618	121,566																																		
FGR	408	55		224	16,830																																		
FOP	10	30		3	226																																		
FOP	18	30		5	376																																		
UCP	192	20		38	2,855																																		
UDU	192	55		106	7,964																																		
UOP	324	20		65	4,883																																		
UOP	336	20		67	5,034																																		
TOTALS	3,098			2,126	159,734	1648 SW CAROLINE CT, LAKE CITY										04/21/2023 MLU																							
EXTRA FEATURES										BLD DATE										LGL DATE																			
										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	100	0	0		1,390.00	UT 0.90		0.90	100	1985	1985	3	100	1,251																						
2	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00		2,000.00	100	0	0	3	100	2,000																						
3	0280	POOL R/CON	0	0	32	16		512.00	UT 70.00		70.00	100	1994	1994	3	40	14,336																						
4	0166	CONC, PAVMT	0	100	0	0		404.00	UT 1.50		1.50	100	0	0	3	100	606																						
5	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00		0.00	100	0	0	3	100	2,000																						
6	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00		0.00	100	1994	1994	3	100	500																						