

FRENVEY INC
P O BOX 2095
LAKE CITY, FL 32065

07-4S-17-08107-041

LAKE CITY, FL 32065

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		PAGE 1 of 1		2	
Exterior Wall		19		COMMON BRK 100		0100		01		2,448		120.2850		134.72		329,795		1979		1995		0		0		30.00		70.00		VALUATION BY		STANDARD			
Roof Structure		08		IRREGULAR 100		1		SINGLE FAM		0%		- 2024		Heated Area: 1800		HX Base Yr														Tax Group: 2		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE		230,856			
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE		3,500			
Interior Floor		14		CARPET 50																										TOTAL LAND VALUE - MARKET		18,500			
Interior Floor		15		HARDTILE 50																										TOTAL MARKET VALUE		252,856			
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		0			
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE		252,856			
Bedrooms				3 100																										TOTAL EXEMPTION VALUE		0			
Bathrooms				2 100																										BASE TAXABLE VALUE		252,856			
Frame		01		NONE 100																										TOTAL JUST VALUE		252,856			
Stories		1.		1. 100																										NCON VALUE		0			
Architectural		05		CONV 100																										INCOME VALUE					
Units				0 100																										PREVIOUS YEAR MKT VALUE		256,154			
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		7417.0100		1.00/																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,800		100				1,800		169,747																									
FEP		140		80				112		10,562																									
FEP		240		80				192		18,106																									
FGR		441		55				243		22,916																									
FOP		40		30				12		1,132																									
FOP		80																																	