

SUWANNEE COMFORT LLC
1999 S MARION ST
LAKE CITY, FL 32025

2025



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							
Exterior Wall		08		WD OR PLY 100		0300		01		1,223		103.8800		126.73		154,991		1984		2000		0		0		30.00		70.00							
Roof Structur		03		GABLE/HIP 100		1		SFR		PILING - 0% - 2025				Heated Area: 1152				HX		Base Yr															
Roof Cover		14		PREFIN MT 100																															
Interior Wall		02		WALL BD/WD 50																															
Interior Wall		05		DRYWALL 50																															
Interior Floo		06		VINYL ASB 50																															
Interior Floo		14		CARPET 50																															
Air Condition		03		CENTRAL 100																															
Heating Type		04		AIR DUCTED 100																															
Bedrooms				1 100																															
Bathrooms				1 100																															
Frame		01		NONE 100																															
Stories		1.		1. 100																															
Architectual		05		CONV 100																															
Units				0 100																															
Condition Adj		03		03 100																															
Kitchen Adjus		01		01 100																															
Quality		05		05																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																								03							
NEIGHBORHOOD/LOC		8216.0200		1.00/																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		288		100				288		25,549																									
BAS		864		100				864		76,647																									
UOP		64		20				13		1,153																									
UOP		288		20				58		5,145																									
TOTALS		1,504						1,223		108,494																									
EXTRA FEATURES																																			
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		0294		SHED WOOD/		0		0		24		12		288.00		UT		2.00		2.00		100		1993		1993		3		100		576			
2		0166		CONC,PAVMT		0		0		12		24		864.00		UT		2.00		2.00		100		2013		2013		3		100		1,728			
3		0261		PRCH, UOP		0		0		0		0		144.00		UT		7.00		7.00		100		2013		2013		3		100		1,008			