

DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

08-4S-17-08192-000

[illegible]

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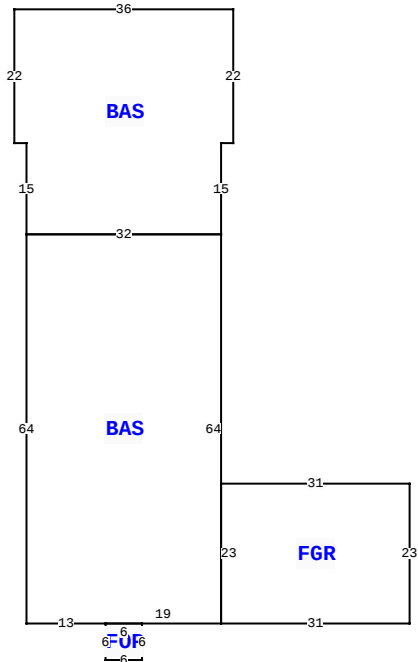
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 5 of 6									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		15	CONC BLOCK 100		0100	01	3,723	100.5100		112.57	419,098		1960	1960		0	0	0	35.00	65.00	VALUATION BY					STANDARD													
Roof Structur		03	GABLE/HIP 100		5 SINGLE FAM					0% - 0					Heated Area: 3320					HX Base Yr					Tax Group: 1					Tax Dist:									
Roof Cover		05	COMP SHNGL 100							2,022,428																													
Interior Wall		03	DRYWALL 100							94,200																													
Interior Floo		14	CARPET 90							138,568																													
Interior Floo		08	SHT VINYL 10							2,255,196																													
Air Condition		03	CENTRAL 100							0																													
Heating Type		04	AIR DUCTED 100							2,255,196																													
Bedrooms			3 100							2,255,196																													
Bathrooms			2.5 100							2,255,196																													
Frame			N/A 100							0																													
Stories		1.	1. 100							2,255,196																													
Architectual		05	CONV 100		0																																		
Units			0 100		0																																		
Condition Adj		03	03 100		2,255,196																																		
Kitchen Adjus		01	01 100		2,296,238																																		
Quality		05	05																																				
DOR CODE		7100			CHURCHES-EX																																		
MAP NUM					MKT AREA			06																															
NEIGHBORHOOD/LOC		8417.00			1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,272	100		1,272	93,073																																		
BAS	2,048	100		2,048	149,853																																		
FGR	713	55		392	28,683																																		
FOP	36	30		11	805																																		
TOTALS		4,069		3,723	272,414																																		
EXTRA FEATURES						1905 SW EPIPHANY CT, LAKE CITY																																	
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																							
LAND DESCRIPTION										TOTAL OB/XF										0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															

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