

BAHEN EDWARD
777 SW MARION MANN TERR
LAKE CITY, FL 32024

2026

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		AP		NORM		% COND									
Exterior Wall		24		CORG METAL 100		0100		01		2,565		33.9840		38.06		97,624		1965		1965		0		0		50		35.00		20.00									
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2023				Heated Area: 1350										HX Base Yr		2023											
Roof Cover		12		MODULAR MT 100																																			
Interior Wall		01		MINIMUM 100																																			
Interior Floo		08		SHT VINYL 100																																			
Air Condition		01		NONE 100																																			
Heating Type		01		NONE 100																																			
Bedrooms				2 100																																			
Bathrooms				1 100																																			
Frame		01		NONE 100																																			
Stories		1.		1. 100																																			
Architectual		05		CONV 100																																			
Units				0 100																																			
Condition Adj		01		01 100																																			
Kitchen Adjus		01		01 100																																			
Quality		01		01																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																										02									
NEIGHBORHOOD/LOC		9617.0100		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,350		100				1,350		10,276																													
UGR		2,700		45				1,215		9,249																													
TOTALS		4,050						2,565		19,525																													
EXTRA FEATURES										777 SW MARION MANN TER, 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							
1		0190		FPLC PF		0 100		0		0		1.00		UT		1,200.00		1,200.00		100		2004		2004		3		100		1,200									
2		0040		BARN, POLE		0 100		0		0		1.00		UT		0.00		0.00		100		2017		2017		3		100		500									