



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	VALUATION SUMMARY												STANDARD																																												
Exterior Wall	12	CEDAR 100	0100	01	2,818	131.0602	146.79	413,654	2009	2009	0	0	0	16.00	84.00	VALUATION BY																																																								
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM 100% - 2013										Heated Area: 2496												HX Base Yr 2013																																															
Roof Cover	12	MODULAR MT 100														Tax Group: 3	Tax Dist:																																																							
Interior Wall	05	DRYWALL 60														BUILDING MARKET VALUE													347,469																																											
Interior Wall	06	CUST PANEL 40														TOTAL MARKET OB/XF VALUE													22,800																																											
Interior Floo	15	HARDTILE 60														TOTAL LAND VALUE - MARKET													84,800																																											
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE													382,363																																											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction													114,420																																											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE													267,943																																											
Bedrooms	02	2 100														TOTAL EXEMPTION VALUE	HX HB												50,722																																											
Bathrooms	04	1.5 100														BASE TAXABLE VALUE													217,221																																											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE													455,069																																											
Stories	1.5	1.5 100														NCON VALUE													0																																											
Architectual	05	CONV 100														INCOME VALUE																																																								
Units		0 100														PREVIOUS YEAR MKT VALUE													459,206																																											
Quality	07	07																																																																						
DOR CODE	5000IMPROVED AG																																																																							
MAP NUM																																																																								
NEIGHBORHOOD/LOC	9717.00 1.00/																																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																			
BAS	1,728	100		1,728	213,069																																																																			
FUS	768	100		768	94,697																																																																			
UCP	360	20		72	8,878																																																																			
UCP	576	20		115	14,180																																																																			
UDC	540	25		135	16,646																																																																			
TOTALS	3,972			2,818	347,469																																																																			
EXTRA FEATURES										346 SW VIKING CT, HIGH SPRINGS																																																														
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	0020	BARN,FR	0	100	36	16	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000																																																								
2	0040	BARN,POLE	0	100	24	20	1.00	UT	0.00	0.00	100	2004	2004	3	100	800																																																								
3	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	2012	2012	3	100	1,000																																																								
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																																																								