

BRICKETT EUGENE T/LEGATH JESSICA
611 NW BRONCO TER
LAKE CITY, FL 32055

10-3S-16-02054-005

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
Exterior Wall		05	AVERAGE 50							0100	01	2,180	92.2354	103.30	225,194	1973		1973	0	0	0	35.00	65.00	VALUATION BY											
Exterior Wall		19	COMMON BRK 50							1 SINGLE FAM 100% - 2024														Heated Area: 1911											
Roof Structur		03	GABLE/HIP 100																					HX Base Yr 2024											
Roof Cover		03	COMP SHNGL 100																																
Interior Wall		05	DRYWALL 100																																
Interior Floo		14	CARPET 70																																
Interior Floo		07	CORK/VTILE 30																																
Air Condition		03	CENTRAL 100																																
Heating Type		04	AIR DUCTED 100																																
Bedrooms			4 100																																
Bathrooms			3 100																																
Frame		01	NONE 100																																
Stories		1.5	1.5 100																																
Architectual		05	CONV 100																																
Units			0 100																																
Condition Adj		01	01 100																																
Kitchen Adjus		01	01 100																																
Quality		05	05																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA														03																		
NEIGHBORHOOD/LOC		10316.00							1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,251	100		1,251	83,998																														
FHS	660	60		396	26,590																														
FOP	184	30		55	3,693																														
FST	322	55		177	11,885																														
PTO	220	5		11	738																														
UEP	483	60		290	19,472																														
TOTALS		3,120			2,180	146,376																													
EXTRA FEATURES										611 NW BRONCO 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	0	0	3	100	1,200																			
2	0120	CLFENCE 4	0	100	0	0	900.00	UT	2.00	2.00	100	1993	1993	3	100	1,800																			
3	0166	CONC, PAVMT	0	100	0	0	1,300.00	UT	2.00	2.00	50	1993	1993	3	50	1,300																			
4	0210	GARAGE U	0	100	20	24	480.00	UT	5.00	5.00	70	1993	1993	3	70	1,680																			
5	0030	BARN, MT	0	100	18	30	540.00	UT	2.50	2.50	100	2008	2008	3	100	1,350																			
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300																			
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500																			
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500																			
LAND DESCRIPTION																		TOTAL OB/XF 8,630																	
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											
1	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000																		