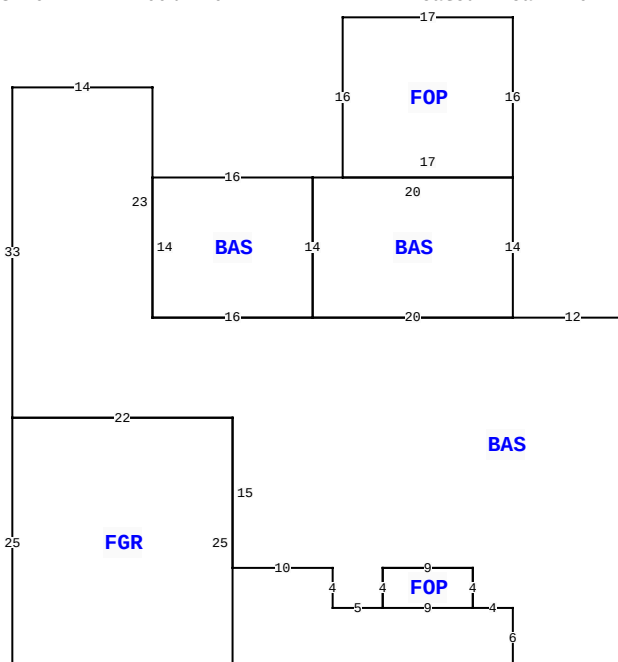


DOUGLAS JONELL L
873 SW TROY ST
LAKE CITY, FL 32024

10-4S-16-02849-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall		19	COMMON BRK 100							0100	01	2,597	122.3040	136.98	355,737	1988		0	0	35.00	65.00	VALUATION BY								STANDARD									
Roof Structur		08	IRREGULAR 100							1 SINGLE FAM 100% - 0										Heated Area: 2202										HX Base Yr									
Roof Cover		14	PREFIN MT 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		14	CARPET 80																																				
Interior Floo		15	HARDTILE 20																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										186,440									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB		50,722							
Bathrooms			2 100																	BASE TAXABLE VALUE												135,718							
Frame		01	NONE 100																	TOTAL JUST VALUE												273,069							
Stories		1.	1. 100																	NCON VALUE												0							
Architectual		05	CONV 100																	INCOME VALUE																			
Units			0 100																	PREVIOUS YEAR MKT VALUE												363,605							
Condition Adj		03	03 100																																				
Kitchen Adjus		01	01 100																																				
Quality		05	05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																	06																			
NEIGHBORHOOD/LOC		10416.00	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	224	100		224	19,945																																		
BAS	280	100		280	24,930																																		
BAS	1,698	100		1,698	151,185																																		
FGR	550	55		302	26,889																																		
FOP	36	30		11	980																																		
FOP	272	30		82	7,301																																		
TOTALS		3,060			2,597	231,229																																	
EXTRA FEATURES										873 SW TROY ST, LAKE CITY										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750																								
2	0120	CLFENCE 4	0 100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350																								
3	0040	BARN, POLE	0 100	20	60	1,200.00	UT	5.00	5.00	100	2007	2007	3	100	6,000																								
4	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300																								
5	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200																								
6	0060	CARPORT F	0 100	14	20	280.00	UT	5.00	5.00	100	2007	2007	3	100	1,400																								
7	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200																								
8	0070	CARPORT UF	0 100	18	25	450.00	UT	2.50	2.50	100	2007	2007	3	100	1,125																								
9	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000																								
10	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	70	4,200																								
LAND DESCRIPTION										TOTAL OB/XF										17,525																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	2.01	AC		1.00	1.00	1.00	11,500.00	11,500.00	23,115																						
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