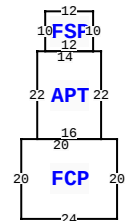


SCHULTETUS LAYNE EDWARD/SUMMERLIN KAY CHRISTINE
1199 SW TROY ST
LAKE CITY, FL 32024

10-4S-16-02853-002

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	19	COMMON BRK 70								0100	01	2,917	133.9939	150.07	437,754	1993	1993	0	0	0	34.40	65.60	VALUATION BY																
Exterior Wall	31	VINYL SID 30								1 SINGLE FAM 100% - 2022										Heated Area: 2360										HX Base Yr 2022									
Roof Structur	08	IRREGULAR 100																		Tax Group: 3										Tax Dist:									
Roof Cover	14	PREFIN MT 100																		BUILDING MARKET VALUE										287,167									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										13,554									
Interior Floo	14	CARPET 100																		TOTAL LAND VALUE - MARKET										22,800									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										323,521									
Heating Type	04	AIR DUCTED 100								SOH/AGL Deduction										24,898																			
Bedrooms		3 100								ASSESSED VALUE										298,623																			
Bathrooms		2 100								TOTAL EXEMPTION VALUE										HX HB 50,722																			
Frame	01	NONE 100								BASE TAXABLE VALUE										247,901																			
Stories	1.	1. 100								TOTAL JUST VALUE										323,521																			
Architectual	05	CONV 100								NCON VALUE										0																			
Units		0 100								INCOME VALUE																													
Condition Adj	04	04 100								PREVIOUS YEAR MKT VALUE										328,505																			
Kitchen Adjus	01	01 100																																					
Quality		06	06																		SALE:1:1: 2 ACRES																		
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																																		
APT	352	100		352	34,653																																		
BAS	2,008	100		2,008	197,680																																		
FCP	480	25		120	11,813																																		
FGR	525	55		289	28,451																																		
FOP	14	30		4	394																																		
FSP	120	40		48	4,725																																		
FSP	240	40		96	9,451																																		
TOTALS		3,739			2,917	287,167																																	
EXTRA FEATURES						1199 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	262.00	UT	2.00	2.00	100	0	0	3	100	524																								
2	0120	CLFENCE 4	0 100	0	0	140.00	UT	4.50	4.50	100	0	0	3	100	630																								
3	0166	CONC, PAVMT	0 100	10	305	3,050.00	UT	2.00	2.00	100	0	0	3	100	6,100																								
4	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300																								
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200																								
6	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800																								
LAND DESCRIPTION																							TOTAL OB/XF 13,554																
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		*RSF	260.00	330.00	1.52	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,800																						