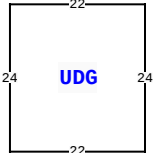


MARKHAM SAMUEL WESLEY/MARKHAM ALEXIS TAYLOR
171 SW EMILY GLN
LAKE CITY, FL 32024

10-4S-16-02853-313

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		19	COMMON BRK 100				0100	01	3,129	118.0490	132.21	413,685	2001	2001	0	0	0	24.00	76.00	VALUATION BY STANDARD														
Roof Structur		08	IRREGULAR 100				1 SINGLE FAM 100% - 2025										Heated Area: 2383										HX Base Yr 2025							
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 70																															
Interior Floo		15	HARDTILE 30																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			3.5 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Architectual		05	CONV 100																															
Units			0 100																															
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		10416.010				1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,383	100		2,383	239,443																													
FGR	483	55		266	26,728																													
FOP	75	30		22	2,211																													
FSP	420	40		168	16,880																													
UDG	528	55		290	29,139																													
TOTALS		3,889			3,129	314,401	171 SW EMILY GLN, LAKE CITY										BLD DATE		LGL DATE		04/03/2025		MLU											
EXTRA FEATURES												XF DATE		LAND 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200																		
2	0166	CONC, PAVMT	0	100	0	0	1,862.00	UT	1.50	1.50	100	2001	2001	3	100	2,793																		
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,250																		
4	0060	CARPORT F	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200																		
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600																		
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400																		
LAND DESCRIPTION TOTAL OB/XF 13,443																																		
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																	
									</																									