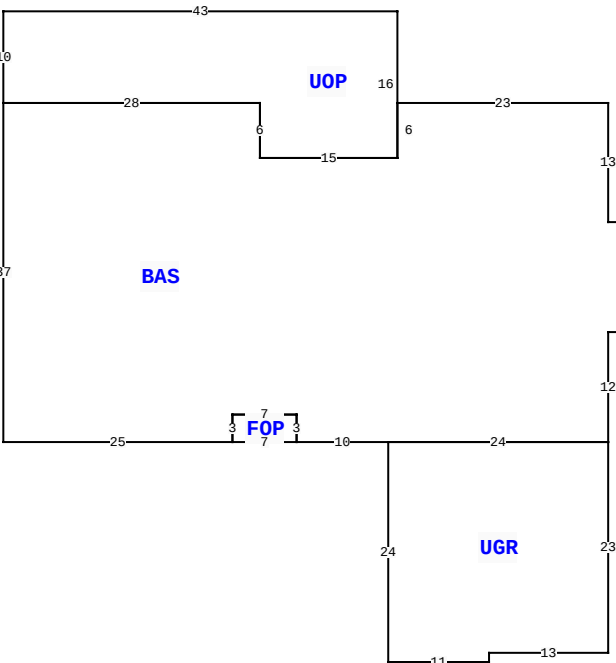


CASSIDY JO-ANN GAIL
529 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

10-5S-16-03525-213

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	AP	NORM	% COND																																	
Exterior Wall	15	CONC BLOCK 100								0100	01	2,718	83.8080	93.86	255,111	2007	2020		0	50	6.25	43.75	VALUATION BY																																
Roof Structur	03	GABLE/HIP 100								2 SINGLE FAM 100% - 2022										Heated Area: 2355										HX Base Yr 2022										STANDARD															
Roof Cover	12	MODULAR MT 100																		Tax Group: 3										Tax Dist:																									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										111,611																									
Interior Floo	03	CONC FINSH 100																		TOTAL MARKET OB/XF VALUE										3,000																									
Interior Floo	00	N/A 0																		TOTAL MARKET VALUE - MARKET										57,750																									
Air Condition	02	WINDOW 100																		TOTAL MARKET VALUE										172,361																									
Heating Type	02	CONVECTION 100																		SOH/AGL Deduction										21,079																									
Bedrooms		3 100																		ASSESSED VALUE										151,282																									
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										HX HB SX 100,722																									
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										50,560																									
Stories	1.	1. 100																		TOTAL JUST VALUE										172,361																									
Units	0	0 100								NCON VALUE										0																																			
Condition Adj	03	03 100								INCOME VALUE																																													
Kitchen Adjus	01	01 100								PREVIOUS YEAR MKT VALUE										175,550																																			
Quality	03	03																		SALE:3:1: 5.25 AC \$.70 STAMPS																																			
DOR CODE	0100	SINGLE FAMILY																		SALE:2:1: REPO																																			
MAP NUM		MKT AREA								01										SALE:1:1: WELL & SEPTIC INCLUDED																																			
NEIGHBORHOOD/LOC	10516.050	1.00/																		BLDG:1:1: SAND MH																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM										DESCRIPTION										AMT										ISSUED									
BAS	2,355	100		2,355	96,705											25240										SFR										688										11/20/2006									
FOP	21	30		6	246											7960										M H										100										01/11/1994									
UGR	563	45		253	10,389																																																		
UOP	520	20		104	4,270																																																		
TOTALS	3,459			2,718	111,611	529 SW SUNNY ACRES GLN, LAKE CITY										BLD DATE										LGL DATE										04/07/2025										MLU									
EXTRA FEATURES										INC 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400																																							
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600																																							
LAND DESCRIPTION										TOTAL OB/XF										3,000																																			
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	5.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	57,750																																					
REVIEW DATE 09/12/2019 BY BC Total Acres: 5.25 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 11/18/2025 BY SYS																																																							