

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	VALUATION BY													
Exterior Wall	31	VINYL SID 100	0202	02	1,836	113.5000	112.36	206,293	2024	2024	0	0	0	2.00	98.00	STANDARD													
Exterior Wall	00	N/A 0	1 MANUF 2 0% - 2026													Heated Area: 1836 HX Base Yr													
Roof Structure	03	GABLE/HIP 100	27 68 27 68 BAS 2026													Tax Group: 3 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 202,167													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 7,000													
Interior Floor	08	SHT VINYL 50														TOTAL LAND VALUE - MARKET 24,000													
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE 233,167													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 2,704													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 230,463													
Bedrooms	4	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	2	100														BASE TAXABLE VALUE 230,463													
Frame	01	NONE 100														TOTAL JUST VALUE 233,167													
Stories	1.	1. 100	NCON VALUE 209,167																										
Units	0	100	INCOME VALUE																										
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE 24,000																										
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0000		VACANT																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC	10516.090		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,836	100	2026	1,836	202,167																								
TOTALS	1,836			1,836	202,167																								
EXTRA FEATURES										262 SW ZIEGLER 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000													
																				</									