

BRADBURY KEVIN W/BRADBURY KERRY APRIL
238 SW PHOENIX GLN
FORT WHITE, FL 32038-2982

10-7S-16-04171-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION																				PAGE 1 of 3									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY						
Exterior Wall	15	CONC BLOCK 100								0100	01	1,680	115.8000	129.70	217,896	2015	2015	0	0	0	11.25	88.75	VALUATION BY STANDARD						
Roof Structur	03	GABLE/HIP 100								2 SINGLE FAM - 100% - 2002										Heated Area: 1500 HX Base Yr 2002									
Roof Cover	12	MODULAR MT 100								50 6 6 30 30 50 50 6 6 50 50										BUILDING MARKET VALUE 344,269									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE 27,278									
Interior Floo	14	CARPET 90																		TOTAL LAND VALUE - MARKET 139,230									
Interior Floo	08	SHT VINYL 10																		TOTAL MARKET VALUE 436,919									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction 144,558									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE 292,361									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms		2 100																		BASE TAXABLE VALUE 241,639									
Frame	03	MASONRY 100																		TOTAL JUST VALUE 510,777									
Stories	1.	1. 100																		NCON VALUE 0									
Architectual	05	CONV 100								INCOME VALUE																			
Units		0 100								PREVIOUS YEAR MKT VALUE 484,731																			
Kitchen Adjus	01	01 100								SALE:1:1: FROM ONE CO-OWNER TO OTHER																			

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