

PINER STEPHANIE G/BROCK CLINTON
P O BOX 474
WELLBORN, FL 32094-0474

11-4S-15-00337-007

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3													
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		31		VINYL SID 100		0201		02		2,052		113.9000		107.07		219,708		1999		1999		0		0		0 45.00		55.00		VALUATION BY					STANDARD										
Roof Structure		03		GABLE/HIP 100		1		MANUF 1		100% - 2023						Heated Area: 2052												HX Base Yr 2023		Tax Group: 3					Tax Dist:										
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					120,839										
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					12,680										
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					50,600										
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					184,119										
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					45,022										
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					139,097										
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,722										
Bathrooms				2 100																										BASE TAXABLE VALUE					88,375										
Stories		1.		1. 100																										TOTAL JUST VALUE					184,119										
Architectual Units		01		CONV 100																										NCON VALUE					0										
Condition Adj		03		03 100																										INCOME VALUE															
Kitchen Adjus		01		01 100																										PREVIOUS YEAR MKT VALUE					184,119										
Quality		05		05																																									
DOR CODE		0200		MOBILE HOME																																									
MAP NUM				MKT AREA																																									
NEIGHBORHOOD/LOC		11415.00		1.00/																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		2,052		100				2,052		120,839																																			
TOTALS		2,052						2,052		120,839																																			
EXTRA FEATURES										395 SW NUGGET WAY, LAKE CITY										BLD DATE												LGL DATE		04/07/2025										MLU	
																				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		0261		PRCH, UOP		0 100		0 0		1.00		UT 0.00				0.00		100		2005		2005		3		100		400																	
2		0031		BARN,MT AE		0 100		20 26		520.00		UT 9.00				9.00		100		2013		2013		3		100		4,680																	
3		9945		Well/Sept		0 100		0 0		1.00		UT 7,000.00				7,000.00		100						3		100		7,000																	
4		0252		LEAN-TO W/		0 100		0 0		1.00		UT 0.00				0.00		100		2016		2016		3		100		200																	
5		0252		LEAN-TO W/		0 100		0 0		1.00		UT 0.00				0.00		100		2016		2016		3		100		400																	