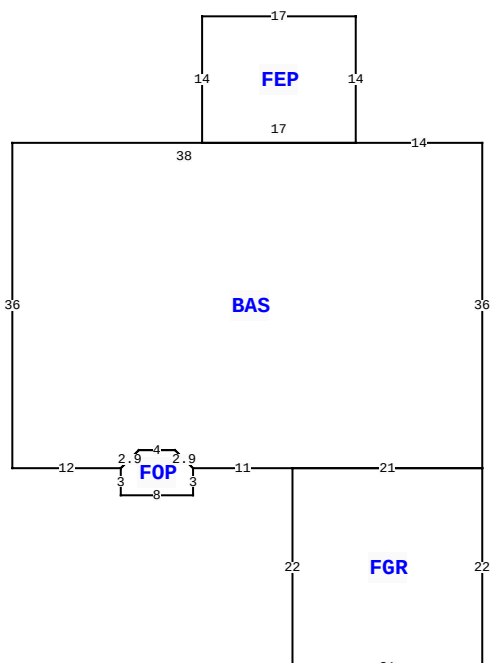


DUNNE DAVID/DUNNE WENDI L
181 SW HUNTINGTON GLN
LAKE CITY, FL 32024

11-4S-16-02905-203

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	2,315	133.3263	149.33	345,699	1996	1996	0	0	0	29.00	71.00	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM 100% - 2022										Heated Area: 1860					HX Base Yr 2022					Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										245,446									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										21,851									
Interior Floo		13	LAM/VNLPLK 60												TOTAL LAND VALUE - MARKET										35,000									
Interior Floo		14	CARPET 40												TOTAL MARKET VALUE										302,297									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										34,141									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										268,156									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB VX		55,722							
Bathrooms			2 100												BASE TAXABLE VALUE										212,434									
Frame		01	NONE 100												TOTAL JUST VALUE										302,297									
Stories		1.	1. 100												NCON VALUE										0									
Architectual		05	CONV 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										305,754																			
Condition Adj		04	04 100																															
Kitchen Adjus		02	02 100																															
Quality		05	05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																												06			
NEIGHBORHOOD/LOC					11416.050					1.00/																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,860	100		1,860	197,205																													
FEP	238	80		190	20,145																													
FGR	462	55		254	26,930																													
FOP	36	30		11	1,167																													
TOTALS		2,596			2,315	245,446	181 SW HUNTINGTON GLN, LAKE CITY										BLD DATE				LGL DATE		04/03/2025		MLU									
EXTRA FEATURES												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	0166	CONC, PAVMT	0 100	0	0	1,520.00	UT	1.50	1.50	100	1996	1996	3	100	2,280																			
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336																			
3	0166	CONC, PAVMT	0 100	0	0	626.00	UT	1.50	1.50	100	1999	1999	3	100	939																			
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,800																			
5	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	100	1996	1996	3	100	600																			
6	0261	PRCH, UOP	0 100	12	12	144.00	UT	7.50	7.50	100	1996	1996	3	100	1,080																			
7	0166	CONC, PAVMT	0 100	12	34	408.00	UT	2.00	2.00	100	1996	1996	3	100	816																			