

CUENCA EDUARDO LUIS/CUENCA OLGA
199 SW COURTESY WAY
LAKE CITY, FL 32024

2026

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	0	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	19	COMMON BRK 60					0100	01	1,813	120.1662	134.59	244,012	1994	1994			0	0	34.10	65.90	STANDARD													
Roof Structur	08	IRREGULAR 100					1 SINGLE FAM 100% - 2021														Tax Group: 2 Tax Dist:													
Roof Cover	03	COMP SHNGL 100					Heated Area: 1485														BUILDING MARKET VALUE 160,804													
Interior Wall	05	DRYWALL 100																			TOTAL MARKET OB/XF VALUE 5,531													
Interior Floo	14	CARPET 90																			TOTAL LAND VALUE - MARKET 35,000													
Interior Floo	08	SHT VINYL 10																			TOTAL MARKET VALUE 201,335													
Air Condition	03	CENTRAL 100																			SOH/AGL Deduction 127,247													
Heating Type	04	AIR DUCTED 100																			ASSESSED VALUE 74,088													
Bedrooms	3	100																			TOTAL EXEMPTION VALUE HX HB 49,088													
Bathrooms	2	100																			BASE TAXABLE VALUE 25,000													
Frame Stories	01	NONE 100																			TOTAL JUST VALUE 201,335													
Architectual Units	1.	1. 100																			NCON VALUE 0													
Condition Adj	05	CONV 100																			INCOME VALUE													
Kitchen Adjus	03	03 100																			PREVIOUS YEAR MKT VALUE 204,019													
	01	01 100																																
Quality	06	06																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA			06																													
NEIGHBORHOOD/LOC	11416.030	1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,485	100		1,485	131,712																													
FEP	105	80		84	7,451																													
FGR	420	55		231	20,488																													
FOP	42	30		13	1,153																													
TOTALS						2,052			1,813	160,804																								
EXTRA FEATURES						199 SW COURTESY WAY, LAKE CITY										BLD DATE		LGL DATE		04/03/2025		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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																			
2	0166	CONC, PAVMT	0	100	0	954.00	UT	1.50	1.50	100	0	0	3	100	1,431																			
3	0294	SHED WOOD/	0	100	10	160.00	UT	7.50	7.50	100	1994	1994	3	100	1,200																			
4	0294	SHED WOOD/	0	100	0	1.00	UT	1,200.00	1,200.00	75	2014	2014	3	75	900																			