



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																											
Exterior Wall	19	COMMON BRK 80	0100	01	1,834	115.2000	129.02	236,623	1993	1993	0	0	0	33.60	66.40	STANDARD																										
Exterior Wall	31	VINYL SID 20	1 SINGLE FAM 100% - 1994										Heated Area: 1744										HX Base Yr 1994																			
Roof Structure	08	IRREGULAR 100																					Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE										157,118									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE										5,259									
Interior Floor	14	CARPET 90																					TOTAL LAND VALUE - MARKET										35,000									
Interior Floor	08	SHT VINYL 10																					TOTAL MARKET VALUE										197,377									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										70,776									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										126,601									
Bedrooms	3	100																					TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms	2	100																					BASE TAXABLE VALUE										75,879									
Frame	01	NONE 100																					TOTAL JUST VALUE										197,377									
Stories	1.	1. 100																					NCON VALUE										0									
Architectural	05	CONV 100																					INCOME VALUE																			
Units	0	100																					PREVIOUS YEAR MKT VALUE										199,861									
Condition Adj	03	03 100																																								
Kitchen Adj	01	01 100																																								
Quality	05	05																																								
DOR CODE	0100 SINGLE FAMILY																																									
MAP NUM					MKT AREA								06																													
NEIGHBORHOOD/LOC	11416.040				1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	420	100		420	35,981																																					
BAS	1,324	100		1,324	113,426																																					
FOP	20	30		6	514																																					
UEP	140	60		84	7,196																																					
TOTALS	1,904			1,834	157,118																																					
EXTRA FEATURES										196 SW EDNA CT, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU																						
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	1,578.00	UT	1.40	1.40	100	0	0	3	100	2,209																										
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	1993	1993	3	50	600																										
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600																										
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50																										
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																										