

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		VALUATION SUMMARY																									
Exterior Wall	31	VINYL SID 80	TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND																										
Exterior Wall	19	COMMON BRK 20	0100 01 2,344 86.9120 97.34 228,165 1965 1965 0 0 0 35.00 65.00																										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1996 Heated Area: 1768 HX Base Yr 1996																										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	06	VINYL ASB 100																											
Air Condition	01	NONE 100																											
Heating Type	03	FORCED AIR 100																											
Bedrooms		3 100																											
Bathrooms		1 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectural Units	05	CONV 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0100		SINGLE FAMILY																										
MAP NUM			MKT AREA		06																								
NEIGHBORHOOD/LOC	11416.020		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,768	100		1,768	111,863																								
FCP	572	25		143	9,048																								
UDU	525	55		289	18,285																								
UEP	240	60		144	9,111																								
TOTALS	3,105			2,344	148,307																								
EXTRA FEATURES						416 SW KIRBY AVE, LAKE CITY																							
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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1975	1975	3	30	10,752													
2	0296	SHED METAL	0	100	12	14	168.00	UT	5.00	5.00	100	1993	1993	3	100	840													
3	0169	FENCE/WOOD	0	100	0	0	120.00	UT	7.50	7.50	100	1993	1993	3	100	900													
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200													
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600													
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200													
LAND DESCRIPTION										TOTAL OB/XF								15,492											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	100		RSF/H	42.00	347.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500												