

EGAN EDWARD D
2893 DECIDELY ST
GREEN COVE SPRINGS, FL 32043

11-5S-15-00434-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																							
Exterior Wall	31	VINYL SID 100								0800	02	1,440	102.5100	61.51	88,574	1994	1994	0	0	0	60.00	40.00	VALUATION BY								STANDARD																														
Roof Structur	03	GABLE/HIP 100								2 MOBILE HME 0% - 0										Heated Area: 1440										HX Base Yr										Tax Group: 3								Tax Dist:													
Roof Cover	05	COMP SHNGL 100								24 60 24 60 BAS										BUILDING MARKET VALUE										35,430																															
Interior Wall	03	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										24,700																															
Interior Floo	14	CARPET 90																		TOTAL LAND VALUE - MARKET										171,000																															
Interior Floo	08	SHT VINYL 10																		TOTAL MARKET VALUE										126,502																															
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										5,405																															
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										121,097																															
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										0																															
Bathrooms		2 100																		BASE TAXABLE VALUE										121,097																															
Stories	1.	1. 100																		TOTAL JUST VALUE										231,130																															
Architectual	01	CONV 100																		NCON VALUE										0																															
Units	02	02 100								INCOME VALUE																																																			
Condition Adj	02	02 100								PREVIOUS YEAR MKT VALUE										231,130																																									
Kitchen Adjus	01	01 100								XFOB:7:1: CONC MH (#4)																																																			
																						LAND:6:1: MULTI USE																																							
																						XFOB:4:1: HOLL MH (#3)																																							
																						XFOB:3:1: CHAP MH (#2) (EGAN'S LIVE HERE)																																							
Quality	05	05								PERMIT NUM										DESCRIPTION										AMT										ISSUED																					
DOR CODE	5000	IMPROVED AG								8458										PUMP/UTPOL										30										06/06/1994																					
MAP NUM		MKT AREA								02																																																			
NEIGHBORHOOD/LOC	11515.00	1.00/																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																								
BAS	1,440	100		1,440	35,430																																																								
TOTALS	1,440			1,440	35,430											BLD DATE										LGL DATE										04/08/2025										MLU															
EXTRA FEATURES										110 SW EGAN GLN, LAKE CITY										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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500																																													
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200																																													
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000																																													
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																																													
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000																																													
6	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																																													
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200																																													
8	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100																																													
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100																																													
10	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024	1	100	500																																													
LAND DESCRIPTION										TOTAL OB/XF										24,200																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																					
1	0200	C	MBL HM	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000																																												
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	281.00	281.00	3,372																																												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000																																												
REVIEW DATE	03/11/2025	BY	JB	Total Acres: 19.00			Total Land Value: 66,372			Market: 108,000			Agricultural: 3,372			Common: 63,000			PRINTED 11/19/2025 BY SYS																																										

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