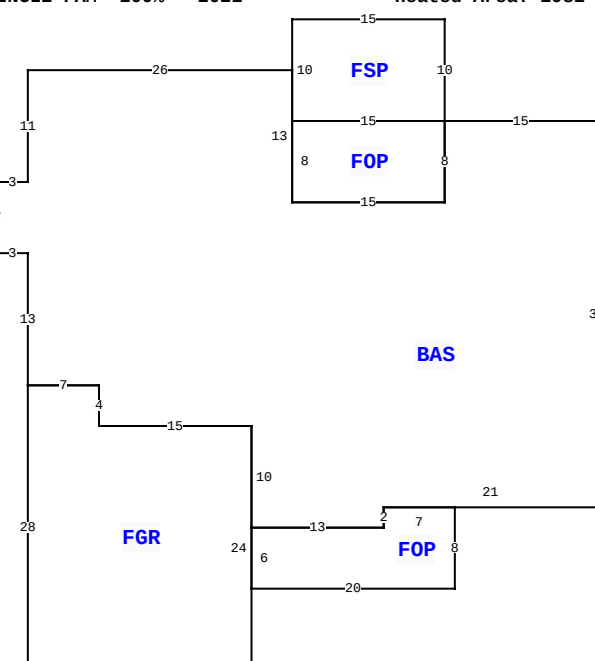


2026

11-5S-16-03570-104



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND																	
Exterior Wall	32	HARDIE BRD 100								0100	01	2,423	125.0	172	140.02	339,268	2020	2020	0	0	1	5.00	94.00																
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 100% - 2021										Heated Area: 1981										HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	13	LAM/VNLPLK 90																																					
Interior Floo	15	HARDTILE 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories		1. 1. 100																																					
Units		0 100																																					
Quality		07 07																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM		MKT AREA 01																																					
NEIGHBORHOOD/LOC		11516.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,981	100		1,981	260,737																																		
FGR	556	55		306	40,275																																		
FOP	120	30		36	4,739																																		
FOP	134	30		40	5,265																																		
FSP	150	40		60	7,897																																		
TOTALS		2,941				2,423		318,912												BLD DATE				LGL DATE		04/07/2025		MLU											
EXTRA FEATURES										5614 SW COUNTY ROAD 240 , LAKE CITY										XF 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	0031	BARN, MT AE	0	100	24	35	840.00	UT	12.00	12.00	100	2020	2020	3	100	10,080																							
2	0252	LEAN-TO W/	0	100	12	35	420.00	UT	3.00	3.00	100	2020	2020	3	100	1,260																							
3	0252	LEAN-TO W/	0	100	12	35	420.00	UT	3.00	3.00	100	2020	2020	3	100	1,260																							
4	0166	CONC, PAVMT	0	100	0	0	848.00	UT	2.25	2.25	100	2020	2020	3	100	1,908																							
LAND DESCRIPTION										TOTAL OB/XF 14,508																													
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																						