

LIVING TRUST OF MARGUERITE CORRAO
264 SE CHANEY GLN
LAKE CITY, FL 32025

11-6S-17-09643-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		17		MSNRY STUC 100		0100		01		2,231		102.1410		114.40		255,226		1988		1988		15		0		0 35.00		50.00		VALUATION BY					STANDARD					
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		0%		- 2023				Heated Area: 2091										HX Base Yr		Tax Group: 3					Tax Dist:							
Roof Cover		14		PREFIN MT 100																								BUILDING MARKET VALUE					127,613							
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					2,150							
Interior Floor		14		CARPET 100																								TOTAL LAND VALUE - MARKET					53,770							
Air Condition		03		CENTRAL 100																								TOTAL MARKET VALUE					183,533							
Heating Type		04		AIR DUCTED 100																								SOH/AGL Deduction					0							
Bedrooms				3 100																								ASSESSED VALUE					183,533							
Bathrooms				2 100																								TOTAL EXEMPTION VALUE					0							
Frame		01		NONE 100																								BASE TAXABLE VALUE					183,533							
Stories		1.		1. 100																								TOTAL JUST VALUE					183,533							
Architectual Units		05		CONV 100																								NCON VALUE					0							
Condition Adj		02		02 100																								INCOME VALUE												
Kitchen Adjus		01		01 100																								PREVIOUS YEAR MKT VALUE					183,533							
Quality		05		05																								SALE:1:1: CLEARING TITLE ON A PORTION OF TOTAL PAR												
DOR CODE		0100		SINGLE FAMILY																																				
MAP NUM				MKT AREA																																				
NEIGHBORHOOD/LOC		11617.00		1.00/																																				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																														
BAS		2,091		100				2,091		119,605																														
FSP		350		40				140		8,008																														
TOTALS		2,441						2,231		127,613																														
EXTRA FEATURES																																								
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		0190		FPLC PF		0 0		0 0		1.00		UT		1,200.00		1,200.00		100		1997		1997		3		100		1,200												
2		0252		LEAN-TO W/		0 0		0 0		1.00		UT		0.00		0.00		100		2013		2013		3		100		50												
3		0294</																																						