

CERVANTEZ JOSE MANUEL
654 SE BAILEY STREET
LAKE CITY, FL 32024

11-6S-17-09649-002

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		01		MINIMUM 100						0800		02		1,468		55.9575		33.57		49,281		1973		1973		0		0		0		60.00		40.00		VALUATION BY						STANDARD					
Roof Structur		03		GABLE/HIP 100						2		MOBILE HME		0%		- 2023				Heated Area: 1403								HX Base Yr		Tax Group: 3						Tax Dist:											
Roof Cover		12		MODULAR MT 100																														BUILDING MARKET VALUE						19,712							
Interior Wall		04		PLYWOOD 100																														TOTAL MARKET OB/XF VALUE						3,350							
Interior Floo		14		CARPET 90																														TOTAL LAND VALUE - MARKET						81,120							
Interior Floo		08		SHT VINYL 10																														TOTAL MARKET VALUE						41,341							
Air Condition		02		WINDOW 100																														SOH/AGL Deduction						143							
Heating Type		01		NONE 100																														ASSESSED VALUE						41,198							
Bedrooms				3 100																														TOTAL EXEMPTION VALUE						0							
Bathrooms				1 100																														BASE TAXABLE VALUE						41,198							
Stories		1.		1. 100																														TOTAL JUST VALUE						104,182							
Architectual Units		01		CONV 100																														INCON VALUE						0							
Condition Adj		02		02 100																														PREVIOUS YEAR MKT VALUE						104,182							
Kitchen Adjus		01		01 100																																											
Quality		01		01																																											
DOR CODE		5000		IMPROVED AG																																											
MAP NUM				MKT AREA																																				02							
NEIGHBORHOOD/LOC		11617.00		1.00/																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS		1,403		100				1,403		18,840																																					
UOP		260		25				65		873																																					
TOTALS		1,663						1,468		19,712																																					
EXTRA FEATURES										630 SE BAILEY ST, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU																			
																				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		0070		CARPORT UF		0 0		24 24		1.00		UT		0.00		0.00		100		0		0		3		100		150																			
2		0294		SHED WOOD/		0 0		0 0		1.00		UT		0.00		0.00		100		2017		2017		3		100		200																			
3		9947		Septic		0 0		0 0		1.00		UT		3,000.00		3,000.00		100		2023		2022				100		3,000																			