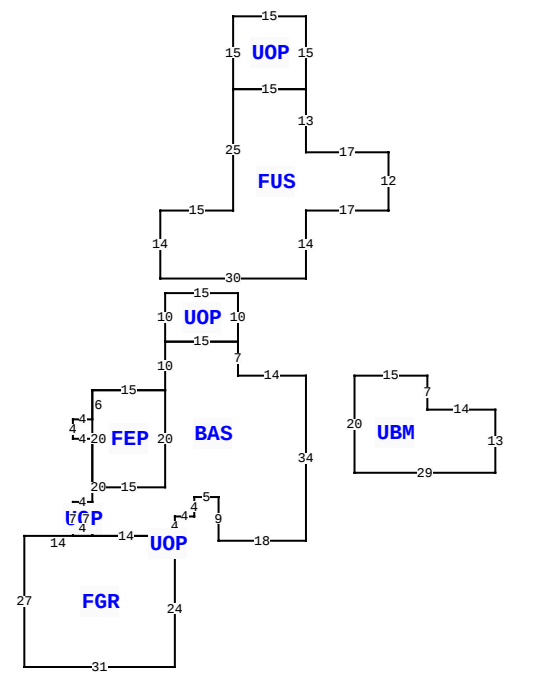


COE PATRICIA ANN/COE FREDRICK JAMES III
600 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

12-3S-15-00167-013

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
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		10	ABOVE AVG. 50		0100	01		3,363	131.9772	147.81	497,085	1985	1995	0	0	0	30.00	70.00	VALUATION BY					STANDARD										
Exterior Wall		19	COMMON BRK 50		1 SINGLE FAM 100% - 2020										Heated Area: 2489					HX Base Yr 2020					Tax Group: 3					Tax Dist:				
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					347,960									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					13,400									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					100,000									
Interior Floo		12	HARDWOOD 70																	TOTAL MARKET VALUE					461,360									
Interior Floo		14	CARPET 30																	SOH/AGL Deduction					126,158									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					335,202									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,722									
Bedrooms			3 100																	BASE TAXABLE VALUE					284,480									
Bathrooms			3 100																	TOTAL JUST VALUE					461,360									
Frame		01	NONE 100																	NCON VALUE					0									
Stories		2.	2. 100		INCOME VALUE																													
Architectual		05	CONV 100		PREVIOUS YEAR MKT VALUE					466,630																								
Units			0 100		SALE:1:1: LOT 11 INCLUDED IN SALE ALSO																													
Condition Adj		03	03 100																															
Kitchen Adjus		01	01 100																															
Quality		07	07																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		12315.010	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,490	100		1,490	154,166																													
FEP	300	80		240	24,832																													
FGR	828	55		455	47,078																													
FUS	999	100		999	103,363																													
UBM	482	20		96	9,933																													
UOP	9	20		2	207																													
UOP	28	20		6	621																													
UOP	150	20		30	3,104																													
UOP	225	20		45	4,656																													
TOTALS	4,511			3,363	347,960																													
EXTRA FEATURES					600 NW INDIAN SPRINGS DR, LAKE CITY										BLD DATE					LGL DATE					05/15/2023 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	0180	FPLC 1STRY	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1985	1985	3	100	4,000																			
2	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	500																			
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500																			
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000																			
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000																			
6	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400																			