

O'SULLIVAN THOMAS M/O'SULLIVAN AMY M
320 SW INWOOD CT
LAKE CITY, FL 32025

12-4S-16-02939-135

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	2
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		19		COMMON BRK 100		0100		01		3,386		123.8496		138.71		469,672		2004		2004		0		0		0		21.00		79.00	
Roof Structure		08		IRREGULAR 100		1		SINGLE FAM		100%		- 2017		Heated Area: 2148		HX Base Yr 2017															
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floor		14		CARPET 60																											
Interior Floor		15		HARDTILE 40																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				3 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Architectural		05		CONV 100																											
Units				0 100																											
Condition Adj		03		03 100																											
Kitchen Adj		01		01 100																											
Quality		06		06																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		12416.00		1.00/																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,148		100				2,148		235,380																					
FDG		1,440		60				864		94,678																					
FGR		493		55				271		29,696																					
FOP		72		30				22		2,411																					
FSP		202		40				81		8,876																					
TOTALS		4,355						3,386		371,041																					
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		0180		FPLC 1STRY		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2005		2005		3		100		2,000			
2		0166		CONC, PAVMT		0 100		0 0		2,877.00		UT		2.00		2.00		100		2005		2005		3		100		5,754			
3		0280		POOL R/CON		0 100		14 26		364.00		UT		70.00		70.00		100		2005		2005		3		47		11,976			
4		0282		POOL ENCL		0 100		25 42		1,050.00		UT		15.00		15.00		100		2005		2005		3		40		6,300			
5		0166		CONC, PAVMT		0 100		0 0		232.00		UT		2.50		2.50		100		2005		2005		3		100		580			
6		0120		CLFENCE 4		0 100		0 0		1.00		UT		0.00		0.00		100		2019		2019		3		100		1,800			
7		0104		GENERATOR		0 100		0 0		1.00		UT		6,000.00		6,000.00		100		2024		2023				85		5,100			