

KOEHLER MALCOLM R/KOEHLER MARY
243 SW INWOOD CT
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										STANDARD															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
Exterior Wall	19	COMMON BRK 80								0100	01	2,732	124.0974	138.99	379,721	2005	2015	0	0	0	10.50	89.50													
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 0% - 0														Heated Area: 2372						HX Base Yr					
Roof Cover	14	PREFIN MT 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 80																																	
Interior Floo	13	LAM/VNLPLK 20																																	
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																																	
Architectual	05	CONV 100																																	
Units		0 100																																	
Condition Adj	03	03 100																																	
Kitchen Adjus	01	01 100																																	
Quality	06	06																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM						MKT AREA																06													
NEIGHBORHOOD/LOC		12416.00				1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,172	100		2,172	270,188																														
FGR	483	55		266	33,089																														
FOP	208	30		62	7,712																														
FSP	80	40		32	3,981																														
FUS	200	100		200	24,879																														
TOTALS	3,143			2,732	339,850																														
EXTRA FEATURES										243 SW INWOOD CT, LAKE CITY																									
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	0120	CLFENCE 4	0	0	0	170.00	UT	6.00	6.00	100	2005	2005	3	100	1,020																				
2	0166	CONC, PAVMT	0	0	0	1,204.00	UT	2.00	2.00	100	2005	2005	3	100	2,408																				
3	0296	SHED METAL	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800																				
LAND DESCRIPTION										TOTAL OB/XF										4,228															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																		