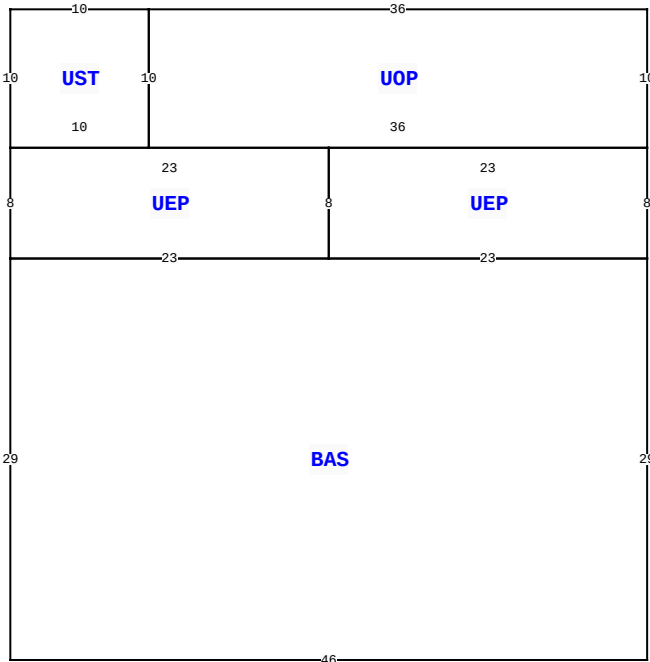


MURROW MONICA M
547 SW PINE RIDGE CT
LAKE CITY, FL 32024

12-5S-15-00447-210

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	11	BD/BTN AVG 100					0100	01	1,671	81.0558	90.78	151,693	2001	2001	0	0	24.00	76.00	VALUATION BY					STANDARD																	
Roof Structur	03	GABLE/HIP 100					2 SINGLE FAM 100% - 1996										Heated Area: 1334										HX Base Yr 1996					Tax Group: 3					Tax Dist:				
Roof Cover	01	MINIMUM 100															BUILDING MARKET VALUE										115,287														
Interior Wall	01	MINIMUM 70															TOTAL MARKET OB/XF VALUE										2,700														
Interior Wall	05	DRYWALL 30															TOTAL LAND VALUE - MARKET										187,200														
Interior Floo	14	CARPET 90															TOTAL MARKET VALUE										135,798														
Interior Floo	08	SHT VINYL 10															SOH/AGL Deduction										55,164														
Air Condition	01	NONE 100															ASSESSED VALUE										80,634														
Heating Type	02	CONVECTION 100															TOTAL EXEMPTION VALUE										HX HB 50,722														
Bedrooms		3 100															BASE TAXABLE VALUE										29,912														
Bathrooms		2 100															TOTAL JUST VALUE										305,187														
Frame	02	WOOD FRAME 100															NCON VALUE										0														
Stories	1.	1. 100					INCOME VALUE																																		
Architectual	05	CONV 100					PREVIOUS YEAR MKT VALUE										306,704																								
Units		0 100																																							
Condition Adj	03	03 100																																							
Kitchen Adjus	01	01 100																																							
Quality	03	03																																							
DOR CODE	5000 IMPROVED AG																																								
MAP NUM		MKT AREA					02																																		
NEIGHBORHOOD/LOC	12515.020 1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,334	100		1,334	92,037																																				
UEP	184	60		110	7,589																																				
UEP	184	60		110	7,589																																				
UOP	360	20		72	4,967																																				
UST	100	45		45	3,105																																				
TOTALS	2,162			1,671	115,287																																				
EXTRA FEATURES						547 SW PINE RIDGE CT, LAKE CITY										BLD DATE					LGL DATE																				
																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	04/08/2025 MLU																									
1	0040	BARN, POLE	0 100	50 44	1.00	UT	1,500.00	1,500.00	50	2001	2001	3	50	750																											
2	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200																											
3	0040	BARN, POLE	0 100	15 28	1.00	UT	200.00	200.00	50	2005	2005	3	50	100																											
4	0255	MBL HOME S	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250																											
5	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																											
LAND DESCRIPTION						TOTAL OB/XF										2,700																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.40	AC		1.00	1.00	1.00	445.00	445.00	4,183																								
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.40	AC		1.00	1.00	1.00	445.00	445.00	4,628																								
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.80	AC		1.00	1.00	1.00	9,000.00	9,000.00	178,200																								
REVIEW DATE	07/13/2016	BY	DF	Total Acres: 20.80		Total Land Value: 17,811		Market: 178,200		Agricultural: 8,811		Common: 9,000		PRINTED 11/07/2025 BY SYS																											