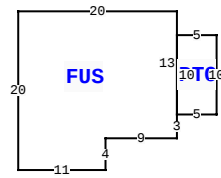


GRIFFIS VICKIE LYNN
4900 NE GUM SWAMP RD
LAKE CITY, FL 32055

13-3S-17-04940-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	05	AVERAGE 100								0100	01	1,268	110.4600	123.72	156,877	1992	1992	0	0	0	35.00	65.00								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0										Heated Area: 1036 HX Base Yr										
Roof Cover	14	PREFIN MT 100																												
Interior Wall	04	PLYWOOD 100																												
Interior Floor	14	CARPET 60																												
Interior Floor	08	SHT VINYL 40																												
Air Condition	01	NONE 100																												
Heating Type	02	CONVECTION 100																												
Bedrooms		2 100																												
Bathrooms		1.5 100																												
Frame	01	NONE 100																												
Stories	1.5	1.5 100																												
Architectual Units	05	CONV 100																												
Condition Adj	03	03 100																												
Kitchen Adjus	01	01 100																												
Quality		05 05																												
DOR CODE		5000 IMPROVED AG																												
MAP NUM										MKT AREA								04												
NEIGHBORHOOD/LOC		1317.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	672	100		672	54,041																									
FOP	224	30		67	5,388																									
FOP	224	30		67	5,388																									
FOP	320	30		96	7,720																									
FUS	364	100		364	29,272																									
PTO	50	5		2	161																									
TOTALS		1,854				1,268		101,970																						
EXTRA FEATURES										4900 NE GUM SWAMP RD, 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													
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200														
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800														
3	0070	CARPORT UF	0	100	20	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000														
4	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300														
5	0020	BARN,FR	0	100	0	0	4.00	UT	500.00	500.00	100	1993	1993	3	100	2,000														
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000													
7	0294	SHED WOOD/	0	100	12	24	288.00	UT	9.00	9.00	100	2006	2006	3	100	2,592														
8	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300														
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800														
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100														
LAND DESCRIPTION										TOTAL OB/XF										16,092										
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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000													
2	5600	A	TIMBER 3	0		00	0.00	0.00	57.10	AC		1.00	1.00	1.00	281.00	281.00	16,045													
3	6200	A	PASTURE 3	0		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800													
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	67.10	AC		1.00	1.00	1.00	4,000.00	4,000.00	268,400													

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