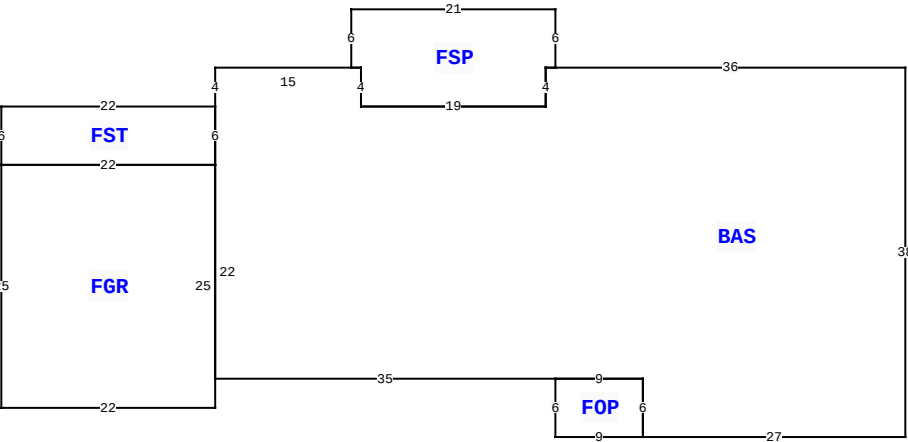


HP RENTALS 1 LLC
1676 SE FAMILY RD
LULU, FL 32061

13-5S-17-09223-001



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	19	COMMON BRK 80								0100	01	2,830	114.2400	127.95	362,098	1978	1978		0		0	35.00	65.00	VALUATION BY															
Exterior Wall	05	AVERAGE 20								2 SINGLE FAM 0% - 0 Heated Area: 2358 HX Base Yr														STANDARD															
Roof Structur	03	GABLE/HIP 100																						Tax Group: 3								Tax Dist:							
Roof Cover	14	PREFIN MT 100																						BUILDING MARKET VALUE								235,364							
Interior Wall	05	DRYWALL 80																						TOTAL MARKET OB/XF VALUE								2,200							
Interior Wall	04	PLYWOOD 20																						TOTAL LAND VALUE - MARKET								15,000							
Interior Floo	14	CARPET 80																						TOTAL MARKET VALUE								243,304							
Interior Floo	06	VINYL ASB 20																						SOH/AGL Deduction								0							
Air Condition	03	CENTRAL 100																						ASSESSED VALUE								243,304							
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE								0							
Bedrooms	03	3 100																						BASE TAXABLE VALUE								243,304							
Bathrooms		2.5 100																						TOTAL JUST VALUE								252,564							
Frame	01	NONE 100								NCON VALUE								0																					
Stories	1.	1. 100								INCOME VALUE																													
Architectual	05	CONV 100																PREVIOUS YEAR MKT VALUE								252,564													
Units		0 100																																					
Condition Adj	03	03 100																																					
Kitchen Adjus	01	01 100																																					
Quality	05	05																																					
DOR CODE		5000IMPROVED AG																																					
MAP NUM										MKT AREA								02																					
NEIGHBORHOOD/LOC		13517.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,358	100		2,358	196,109																																		
FGR	550	55		302	25,117																																		
FOP	54	30		16	1,331																																		
FSP	202	40		81	6,737																																		
FST	132	55		73	6,071																																		
TOTALS		3,296				2,830		235,364		BLD DATE								LGL DATE				03/17/2022				MLU													
										XF DATE								LAND DATE																					
										INC DATE								AG DATE																					
EXTRA FEATURES										264 SE FAMILY RD, LAKE CITY																													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	% ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																						
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																							
2	0296	SHED METAL	0	0	14	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																							
3	0296	SHED METAL	0	0	14	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																							