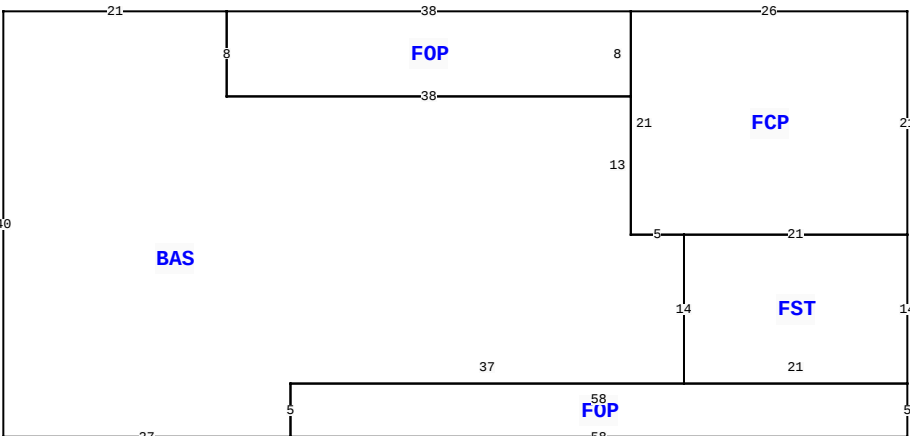


DUNCAN DIANE E
213 NW GLEASON DR, APT 101
LAKE CITY, FL 32055

14-4S-17-08346-014

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 100					0100	01	2,442	115.3350	129.18	315,458	1976	1976		0	0	35.00	65.00	VALUATION BY													
Roof Structure	03	GABLE/HIP 100					1 SINGLE FAM 100% - 0													Heated Area: 1966													
Roof Cover	14	PREFIN MT 100																		HX Base Yr													
Interior Wall	04	PLYWOOD 50																															
Interior Wall	05	DRYWALL 50																															
Interior Floor	06	VINYL ASB 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		2 100																															
Frame	01	NONE 100																															
Stories	1.	1. 100																															
Architectual Units	05	CONV 100																															
Condition Adj	03	03 100																															
Kitchen Adjus	01	01 100																															
Quality		05	05																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA				02																										
NEIGHBORHOOD/LOC		14417.010	1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,966	100		1,966	165,079																												
FCP	546	25		136	11,419																												
FOP	290	30		87	7,305																												
FOP	304	30		91	7,641																												
FST	294	55		162	13,603																												
TOTALS		3,400			2,442	205,048																											
EXTRA FEATURES						298 SE TEVIS AVE, LAKE CITY														BLD DATE													
																				XF DATE													
																				LGL DATE													
																				LAND 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	04/07/2025 MLU																
1	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000																		
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336																		
3	0282	POOL ENCL	0 100	30	45	1,350.00	UT	15.00	15.00	100	1999	1999	3	40	8,100																		
4	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	75	2005	2005	3	75	1,350																		
5	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200																		
6	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200																		