

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	31	VINYL SID 100	0100	01	1,338	126.6720	141.87	189,822	2003	2003	0	0	0	27.50	72.50	VALUATION BY	STANDARD													
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM 100% - 2009										Heated Area: 1167										Tax Group: 3				Tax Dist:			
Roof Cover	14	PREFIN MT 100											HX Base Yr 2009										BUILDING MARKET VALUE				137,621			
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE				4,108			
Interior Floor	14	CARPET 90																					TOTAL LAND VALUE - MARKET				15,000			
Interior Floor	08	SHT VINYL 10																					TOTAL MARKET VALUE				156,729			
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction				51,836			
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE				104,893			
Bedrooms		3 100																					TOTAL EXEMPTION VALUE				HX HB 50,722			
Bathrooms		2 100																					BASE TAXABLE VALUE				54,171			
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE				156,729			
Stories	1.	1. 100																					NCON VALUE				0			
Architectual	05	CONV 100																					INCOME VALUE							
Units		0 100																					PREVIOUS YEAR MKT VALUE				159,102			
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			14417.020	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,167	100		1,167	120,032																									
FGR	270	55		148	15,223																									
FOP	56	30		17	1,749																									
PTO	120	5		6	617																									
TOTALS			1,613		1,338	137,621																								
EXTRA FEATURES										203 SE TOMCAT LN, LAKE CITY																				
									BLD DATE						LGL DATE			03/16/2022			MLU									
									XF DATE						LAND DATE															
									INC DATE						AG DATE															
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	0166	CONC, PAVMT	0	100	0	0	554.00	UT	2.00	2.00	100	2003	2003	3	100	1,108														
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,200														
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800														