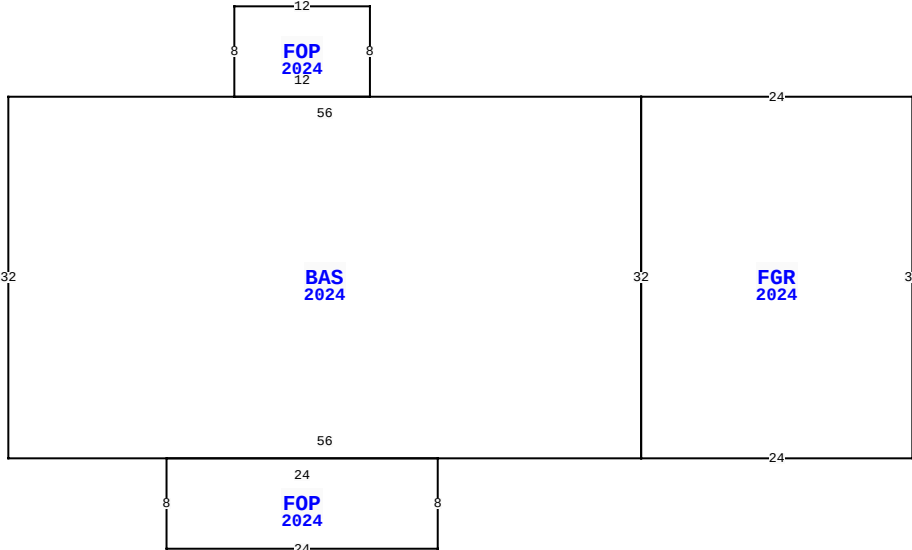


PAUL GORDON SCOTT/PAUL ROBIN P
279 NE CARNATION PL
LAKE CITY, FL 32055

15-3S-18-10284-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																			
Exterior Wall	25	MOD METAL	100		0100	01	2,301	96.9030	108.53	249,728	2023	2023	0	0	1.25	98.75	STANDARD																	
Exterior Wall	00	N/A	0		1 SINGLE FAM 100% - 2024										Heated Area: 1792										HX Base Yr 2024									
Roof Structure	03	GABLE/HIP	100												BUILDING MARKET VALUE										246,606									
Roof Cover	12	MODULAR MT	100												TOTAL MARKET OB/XF VALUE										7,020									
Interior Wall	05	DRYWALL	100												TOTAL LAND VALUE - MARKET										15,192									
Interior Floor	13	LAM/VNLPLK	100												TOTAL MARKET VALUE										268,818									
Interior Floor	00	N/A	0												SOH/AGL Deduction										31,887									
Air Condition	03	CENTRAL	100		ASSESSED VALUE										236,931																			
Heating Type	03	FORCED AIR	100		TOTAL EXEMPTION VALUE										HX HB										50,722									
Bedrooms	3	100			BASE TAXABLE VALUE										186,209																			
Bathrooms	2	100			TOTAL JUST VALUE										268,818																			
Frame	02	WOOD FRAME	100		NCON VALUE										0																			
Stories	1.	1. 100			INCOME VALUE																													
Units	0	100			PREVIOUS YEAR MKT VALUE										256,339																			
Condition Adj	02	02 100																																
Kitchen Adjus	01	01 100																																
Quality	05	05																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																		05														
NEIGHBORHOOD/LOC	10318.010	1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,792	100	2024	1,792	192,055																													
FGR	768	55	2024	422	45,228																													
FOP	96	30	2024	29	3,108																													
FOP	192	30	2024	58	6,216																													
TOTALS	2,848			2,301	246,606																													
EXTRA FEATURES					279 NE CARNATION PL, LAKE CITY																													
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	0296	SHED METAL	0	100	0	0	1.00	UT	50.00	50.00	100	2022	2021	100		50																		
2	0130	CLFENCE 5	0	100	0	0	430.00	UT	1.50	1.50	100	2022	2021	100		645																		
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021	100		500																		
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	125.00	125.00	100	2022	2021	100		125																		
5	0297	SHED CONCR	0	100	30	50	1.00	UT	5,000.00	5,000.00	100	2022	2021	100		5,000																		
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021	100		300																		
7	0040	BARN, POLE	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021	100		400																		
LAND DESCRIPTION					TOTAL OB/XF										7,020																			
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			0.00	0.00	0.39	AC		1.00	1.00	0.50	10,300.00	5,150.00	2,008																	
2	0000	C	VAC RES	100		00	0.00	0.00	1.60	AC		1.00	1.00	0.80	10,300.00	8,240.00	13,184																	