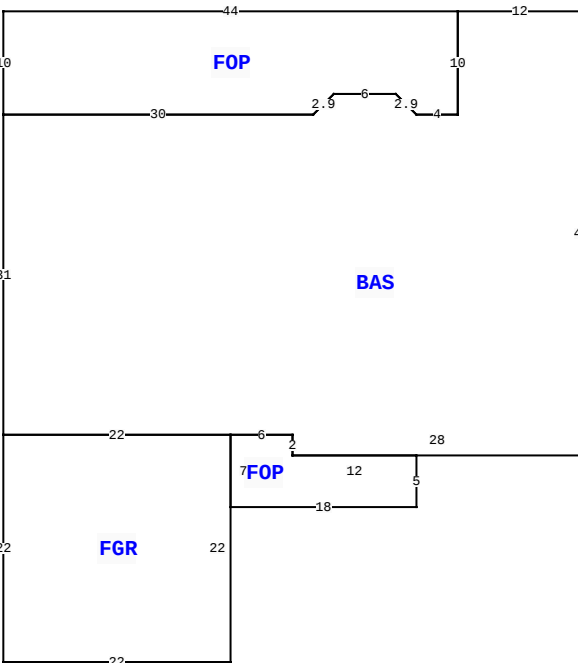


LEE DANIEL S/LEE ROSEMARY C
145 SW HANCOCK CT
LAKE CITY, FL 32024

15-4S-16-03023-106

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	2,352	132.6402		148.56	349,413	2000	2000		0	0	25.00	75.00	VALUATION BY		STANDARD													
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM 100% - 2001										Heated Area: 1928										HX Base Yr 2001									
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										262,060									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										7,224									
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET										35,000									
Interior Floo		15	HARDTILE 20												TOTAL MARKET VALUE										304,284									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										129,301									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										174,983									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 13 174,983									
Bathrooms			2 100												BASE TAXABLE VALUE										0									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										304,284									
Stories		1.	1. 100												NCON VALUE										0									
Architectual		05	CONV 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										307,778																			
Condition Adj		03	03 100																															
Kitchen Adjus		01	01 100																															
Quality		07	07																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												06																			
NEIGHBORHOOD/LOC		15416.050	1.00/																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		1,928	100		1,928	214,818																												
FGR		484	55		266	29,638																												
FOP		102	30		31	3,454																												
FOP		424	30		127	14,150																												
TOTALS		2,938			2,352	262,060																												
EXTRA FEATURES		145 SW HANCOCK CT, LAKE CITY										BLD DATE				LGL DATE		04/03/2025		MLU														
												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	0166	CONC, PAVMT	0	100	0	0	1,693.00	UT	1.50	1.50	100	2000	2000	3	100	2,540																		
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600																		
3	0210	GARAGE U	0	100	16	16	256.00	UT	14.00	14.00	100	2007	2007	3	100	3,584																		
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																		
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300																		
LAND DESCRIPTION										TOTAL OB/XF										7,224														
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	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																	