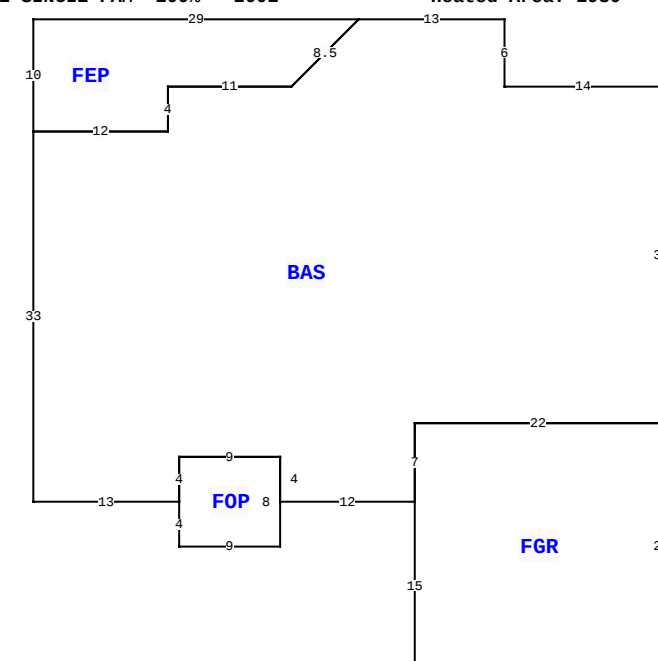


SCHULTZ RICHARD/SCHULTZ DONNA G
123 SW PHEASANT WAY
LAKE CITY, FL 32024

15-4S-16-03023-116

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													
Exterior Wall	16	WD FR STUC 100								0100	01	2,381	121.4246	136.00	323,816	2000	2000	20	0	0	35.00	45.00													
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 100% - 2001														Heated Area: 1930						HX Base Yr 2001					
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 80																																	
Interior Floo	15	HARDTILE 20																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		3 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Architectual	05	CONV 100																																	
Units		0 100																																	
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	1,930	100		1,930	118,116																														
FEP	204	80		163	9,976																														
FGR	484	55		266	16,279																														
FOP	72	30		22	1,346																														
TOTALS	2,690			2,381	145,717																														
EXTRA FEATURES										123 SW PHEASANT WAY, LAKE CITY										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE																	
1	0166	CONC, PAVMT	0	100	0	0	1,789.00	UT	1.50	1.50	100	2000	2000	3	100	2,684		04/03/2025 MLU																	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200																			
LAND DESCRIPTION										TOTAL OB/XF										3,884															
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																		
REVIEW DATE 06/19/2024 BY KS Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS																																			