

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	2																							
Exterior Wall	31	VINYL SID 100	0201	02	2,280	113.9000	107.07	244,120	2005	2005	0	0	0	45.00	55.00	VALUATION BY																							
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 100% - 2006										Heated Area: 2280					HX Base Yr 2006					STANDARD																
Roof Cover	03	COMP SHNGL 100	30 76 30 76 BAS										Tax Group: 2					Tax Dist:					134,266																
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										4,200																
Interior Floo	14	CARPET 90											TOTAL MARKET OB/XF VALUE										22,500																
Interior Floo	08	SHT VINYL 10											TOTAL LAND VALUE - MARKET										160,966																
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										70,402																
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										90,564																
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB					50,722																
Bathrooms		2 100											BASE TAXABLE VALUE										39,842																
Stories	1.	1. 100											TOTAL JUST VALUE										160,966																
Architectual	01	CONV 100											NCON VALUE										0																
Units		0 100											INCOME VALUE																										
Condition Adj	03	03 100											PREVIOUS YEAR MKT VALUE										160,966																
Kitchen Adjus	01	01 100																																					
Quality		05 05																																					
DOR CODE		0200																										MOBILE HOME											
MAP NUM																												MKT AREA					06						
NEIGHBORHOOD/LOC													15417.060 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE											YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,280	100												2,280	134,266																								
TOTALS													2,280		2,280	134,266																							
EXTRA FEATURES													123 SE VALERIE CT, LAKE CITY										BLD DATE				LGL DATE				04/21/2023				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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200																							
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																							