

KOLNES THOR WALTER/KOLNES TONYA FOUNTAIN
192 SE BREAM LOOP
LAKE CITY, FL 32025

15-4S-17-08359-075

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
Exterior Wall	19	COMMON BRK 80	0100	01	1,556	130.7640	146.46	227,892	1979	1979	0	0	0	35.00	65.00	VALUATION BY										STANDARD									
Exterior Wall	10	ABOVE AVG. 20	1 SINGLE FAM 100% - 2020										Heated Area: 1386										HX Base Yr 2020												
Roof Structur	08	IRREGULAR 100	The floor plan shows a main rectangular area labeled 'BAS' (Basement) measuring approximately 36 units by 52 units. Attached to the left side is a smaller rectangular area labeled 'FGR' (Front Garage) measuring 21 units by 12 units. Below the 'FGR' area is another rectangular area labeled 'FOP' (Front Porch) measuring 26 units by 4 units. The overall dimensions are indicated by numbers along the perimeter: 52 at the top, 36 on the right, 26 at the bottom, and 21 on the left.										Tax Group: 2										Tax Dist:												
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										148,130												
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										6,720												
Interior Floo	15	HARDTILE 100											TOTAL LAND VALUE - MARKET										18,500												
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										173,350												
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										51,528												
Bedrooms		3 100											ASSESSED VALUE										121,822												
Bathrooms		2 100											TOTAL EXEMPTION VALUE										HX HB 50,722												
Frame	01	NONE 100											BASE TAXABLE VALUE										71,100												
Stories	1.	1. 100											TOTAL JUST VALUE										173,350												
Architectual	05	CONV 100	NCON VALUE										0																						
Units		0 100	INCOME VALUE																																
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE										173,350																						
Kitchen Adjus	01	01 100																																	
Quality		05 05																																	
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA		06																														
NEIGHBORHOOD/LOC		15417.010		1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,386	100		1,386	131,946																														
FGR	252	55		139	13,233																														
FOP	104	30		31	2,951																														
TOTALS		1,742		1,556	148,130																														
EXTRA FEATURES					192 SE BREAM LOOP, 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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400																				
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																				
3	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100																				
4	0021	BARN, FR AE	0 100	16	20	320.00	UT	10.00	10.00	100	0	0	3	100	3,200																				
5	0060	CARPORT F	0 100	12	20	240.00	UT	5.00	5.00	100	2004	2004	3	100	1,200																				
6	0252	LEAN-TO W/	0 100	8	20	160.00	UT	2.00	2.00	100	2004	2004	3	100	320																				
7	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300																				
LAND DESCRIPTION										TOTAL OB/XF										6,720															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500																		