

773-1199, DC 1010-2744,

275 SW WHEAT PL
LAKE CITY, FL 32024

2026

15-5S-16-03626-071

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2										3
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		31		VINYL SID 100		0800	02	1,968	113.9000	68.34	134,493	1994	1994	0	0	0	60.00	40.00	VALUATION BY STANDARD																					
Roof Structur		03		GABLE/HIP 100		2 MOBILE HME 0% - 0														Heated Area: 1836 HX Base Yr																				
Roof Cover		03		COMP SHNGL 100		17 27 FCP 27 68 BAS 36 17 32 8 FOP 6 6 8														Tax Group: 3										Tax Dist:										
Interior Wall		05		DRYWALL 100																BUILDING MARKET VALUE										81,530										
Interior Floo		14		CARPET 90																TOTAL MARKET OB/XF VALUE										16,859										
Interior Floo		08		SHT VINYL 10																TOTAL LAND VALUE - MARKET										32,100										
Air Condition		03		CENTRAL 100																TOTAL MARKET VALUE										130,489										
Heating Type		04		AIR DUCTED 100																SOH/AGL Deduction										36,845										
Bedrooms				3 100																ASSESSED VALUE										93,644										
Bathrooms				2 100																TOTAL EXEMPTION VALUE										HA HAB SX 13,347										
Stories		1.		1. 100																BASE TAXABLE VALUE										80,297										
Architectual Units		01		CONV 100																TOTAL JUST VALUE										130,489										
Condition Adj		03		03 100		NCON VALUE										0																								
Kitchen Adjus		01		01 100		INCOME VALUE																																		
Quality		05		05		PREVIOUS YEAR MKT VALUE										130,489																								
DOR CODE		0202MOBILE HOME/M HOME																																						
MAP NUM												MKT AREA		02																										
NEIGHBORHOOD/LOC		15516.040										1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,836	100		1,836	50,189																																			
FCP	459	25		115	3,144																																			
FOP	48	35		17	465																																			
TOTALS		2,343			1,968	53,797																																		
EXTRA FEATURES					275 SW WHEAT 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																								
11	0252	LEAN-TO W/	0 50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200																									
12	0252	LEAN-TO W/	0 50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200																									
13	0296	SHED METAL	0 50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500																									