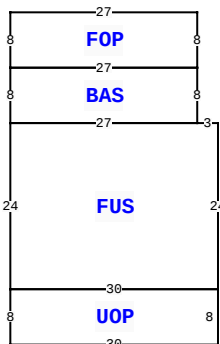




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																				
Exterior Wall		05	AVERAGE 100		0100	01	1,769	105.7812	118.47	209,573	1981	1981	0	0	0	35.00	65.00	VALUATION BY										STANDARD																										
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 1996										Heated Area: 1656										HX Base Yr 1996										Tax Group: 3										Tax Dist:									
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										136,222																													
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										9,800																													
Interior Floor		14	CARPET 90												TOTAL LAND VALUE - MARKET										33,600																													
Interior Floor		08	SHT VINYL 10												TOTAL MARKET VALUE										179,622																													
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										91,977																													
Heating Type		03	FORCED AIR 100												ASSESSED VALUE										87,645																													
Bedrooms			2 100												TOTAL EXEMPTION VALUE										HX HB WX 55,722																													
Bathrooms			1 100												BASE TAXABLE VALUE										31,923																													
Frame		01	NONE 100												TOTAL JUST VALUE										179,622																													
Stories		2	2. 100												NCON VALUE										0																													
Architectural Units		05	CONV 100		INCOME VALUE																																																	
Condition Adj		03	03 100		PREVIOUS YEAR MKT VALUE										179,622																																							
Kitchen Adjus		01	01 100																																																			
Quality		05	05																																																			
DOR CODE		0100 SINGLE FAMILY																																																				
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	216	100		216	16,634																																																	
BAS	720	100		720	55,444																																																	
FOP	216	30		65	5,006																																																	
FUS	720	100		720	55,444																																																	
UOP	240	20		48	3,697																																																	
TOTALS		2,112			1,769	136,222																																																
EXTRA FEATURES					488 SW GULL DR, LAKE CITY															BLD DATE					LGL DATE					04/26/2023					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	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800																																							
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000																																							
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500																																							
4	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	6,500																																							