

HANDY LILLIAN M/HANDY ROBERT BRIAN
10016 S HWY 441
LAKE CITY, FL 32025

15-5S-17-09245-006



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	19	COMMON BRK 90								0100	01	2,199	90.8793	101.78	223,814	1968	1968	0	0	0	35.00	65.00	VALUATION BY																
Exterior Wall	02	WALL BOARD 10								1 SINGLE FAM 100% - 0														STANDARD															
Roof Structur	03	GABLE/HIP 100								Heated Area: 2076														Tax Group: 3															
Roof Cover	03	COMP SHNGL 100								HX Base Yr														Tax Dist:															
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE								164,473							
Interior Floo	14	CARPET 80																						TOTAL MARKET OB/XF VALUE								21,850							
Interior Floo	08	SHT VINYL 20																						TOTAL LAND VALUE - MARKET								51,300							
Air Condition	02	WINDOW 100																						TOTAL MARKET VALUE								237,623							
Heating Type	02	CONVECTION 100																						ASSESSED VALUE								144,645							
Bedrooms		3 100								TOTAL EXEMPTION VALUE								HX HB WX SX																					
Bathrooms		2.5 100								BASE TAXABLE VALUE								38,923																					
Frame	03	MASONRY 100								TOTAL JUST VALUE								237,623																					
Stories	1.	1. 100								NCON VALUE								0																					
Architectual	05	CONV 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE								237,623																					
Condition Adj	03	03 100																																					
Kitchen Adjus	01	01 100																																					
Quality	03	03																																					
DOR CODE	0111	SFRES/STORE/SHOP																																					
MAP NUM		MKT AREA								02																													
NEIGHBORHOOD/LOC	15517.00	1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	340	100		340	22,493																																		
BAS	1,736	100		1,736	114,849																																		
FOP	80	30		24	1,588																																		
FST	180	55		99	6,549																																		
TOTALS	2,336			2,199	145,479																																		
EXTRA FEATURES					10016 S US HIGHWAY 441 , LAKE CITY										BLD DATE					LGL DATE					05/20/2024					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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150																								
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																								
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
4	0294	SHED WOOD/	0	100	20	1.00	UT	0.00	0.00	100	0	0	3	100	500																								
5	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	200																								
6	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
7	0296	SHED METAL	0	100	10	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000																								
8	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																								
9	0255	MBL HOME S	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500																								
10	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																								
LAND DESCRIPTION										TOTAL OB/XF										21,750																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		A-1	0.00	0.00	4.13	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,300																						
2	2500	C	SRVC SHOPS	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000																						
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