

REYES MICHAEL R
450 SW SPOONBILL COURT
FT WHITE, FL 32038

2026

[illegible]

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15-7S-16-04226-118

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		0201		02		1,008		117.9000		110.83		111,717		2005		2005		0		0		0		45.00		55.00		VALUATION BY					STANDARD													
Roof Structure		03		GABLE/HIP 100		2		MANUF		1		0%		- 0		Heated Area: 1008										HX Base Yr										Tax Group: 3					Tax Dist:					116,812				
Roof Cover		14		PREFIN MT 100																												BUILDING MARKET VALUE					14,750													
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					100,600															
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					145,070															
Interior Floo		08		SHT VINYL 10																										SOH/AGL Deduction					15,059															
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					130,011															
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					0															
Bedrooms				3 100																										BASE TAXABLE VALUE					130,011															
Bathrooms				2 100																										TOTAL JUST VALUE					232,162															
Stories		1.		1. 100																										NCON VALUE					0															
Architectual Units		01		CONV 100																										INCOME VALUE																				
				0 100																										PREVIOUS YEAR MKT VALUE					232,162															