

SHIPES DAVID M/SHIPES JENNIFER L
1530 NE COWHORN RD
LAKE CITY, FL 32055

16-3S-17-04955-117

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1											
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		10		ABOVE AVG. 100		0100		01		1,280		123.7000		138.54		177,331		2004		2004		0		0		0		21.00		79.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2005		Heated Area: 1280		HX Base Yr 2005																Tax Group: 1					Tax Dist:				
Roof Cover		14		PREFIN MT 100																												BUILDING MARKET VALUE					140,091				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo		14		CARPET 70																												TOTAL LAND VALUE - MARKET					128,040				
Interior Floo		15		HARDTILE 30																												TOTAL MARKET VALUE					150,405				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					50,252				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					100,153				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				2 100																												BASE TAXABLE VALUE					49,431				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					268,131				
Stories		1.		1. 100																												NCON VALUE					0				
Architectual		05		CONV 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					269,905				
Condition Adj		03		03 100																																					
Kitchen Adjus		01		01 100																																					
Quality		05		05																																					
DOR CODE		5000		IMPROVED AG																																					
MAP NUM				MKT AREA																																	04				
NEIGHBORHOOD/LOC		16317.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,280		100				1,280		140,091																															
TOTALS		1,280						1,280		140,091																															
EXTRA FEATURES																																									
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											