

TAYLOR MARCIA NUNEZ
543 SW LONG LEAF DR
LAKE CITY, FL 32024

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16-4S-16-03045-011



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																			
Exterior Wall	32	HARDIE BRD 90	0100	01	2,186	119.6464	134.00	292,924	2005	2005	0	0	0	20.00	80.00	3																		
Exterior Wall	19	COMMON BRK 10	1 SINGLE FAM 100% - 2022 Heated Area: 1866 HX Base Yr 2022																															
Roof Structure	08	IRREGULAR 100	The floor plan shows three main areas: BAS (Basement) at the top, FOP (Front Porch) in the middle left, and FGR (Front Yard/Garage) at the bottom right. Dimensions are provided for various segments.																															
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floor	14	CARPET 70																																
Interior Floor	15	HARDTILE 30																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		2 100																																
Frame Stories	02	WOOD FRAME 100																																
Architectual Units	05	COND 100																																
Condition Adj	03	03 100																																
Kitchen Adjus	01	01 100																																
Quality	06	06																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA														06																		
NEIGHBORHOOD/LOC	16416.020	1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,866	100		1,866	200,035																													
FGR	483	55		266	28,515																													
FOP	66	30		20	2,144																													
FOP	112	30		34	3,645																													
TOTALS	2,527			2,186	234,339																													
EXTRA FEATURES					543 SW LONG LEAF DR, LAKE CITY										BLD DATE					LGL DATE					04/03/2025					MLU				
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	100	0	300.00	UT	6.00	6.00	100	2005	2005	3	100	1,800																			
2	0166	CONC, PAVMT	0	100	0	2,633.00	UT	2.50	2.50	50	2005	2005	3	50	3,291																			
3	0294	SHED WOOD/	0	100	10	12	UT	7.50	7.50	100	2007	2007	3	100	900																			
4	0120	CLFENCE	4	0	100	0	UT	7.50	7.50	50	2007	2007	3	50	1,050																			
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																			