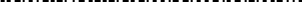


DURRANCE CHARLENE A
304 SE MOJAVE WAY
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2															
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	19	COMMON BRK 90		0100	01	1,561	112.5630	126.07	196,795	1980	1980		0	0	0	35.00	65.00	VALUATION BY																													
Exterior Wall	31	VINYL SID 10		1 SINGLE FAM 100% - 1995														Heated Area: 1411										HX Base Yr 1995										STANDARD									
Roof Structur	03	GABLE/HIP 100																										Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																										BUILDING MARKET VALUE										127,917									
Interior Wall	05	DRYWALL 100																										TOTAL MARKET OB/XF VALUE										3,937									
Interior Floo	06	VINYL ASB 50																										TOTAL LAND VALUE - MARKET										18,500									
Interior Floo	14	CARPET 50																										TOTAL MARKET VALUE										150,354									
Air Condition	03	CENTRAL 100																										SOH/AGL Deduction										59,850									
Heating Type	04	AIR DUCTED 100																										ASSESSED VALUE										90,504									
Bedrooms	3	100																										TOTAL EXEMPTION VALUE										HX HB DX SX 90,504									
Bathrooms	2	100																										BASE TAXABLE VALUE										0									
Frame Stories	01	NONE 100																										TOTAL JUST VALUE										150,354									
Architectual Units	1.	1. 100																										NCON VALUE										0									
Condition Adj	03	03 100																										INCOME VALUE																			
Kitchen Adjus	01	01 100																										PREVIOUS YEAR MKT VALUE										150,354									
Quality	05	05																										SALE:2:1: \$.70 STAMPS																			
DOR CODE	0100	SINGLE FAMILY																										SALE:1:1: LOT 15 WOODLAND CENTRAL																			
MAP NUM		MKT AREA																																													
NEIGHBORHOOD/LOC	16417.050	1.00/																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,411	100		1,411	115,625																																										
FOP	28	30		8	656																																										
FSP	160	40		64	5,244																																										
UCP	228	20		46	3,769																																										
UST	72	45		32	2,622																																										
TOTALS	1,899			1,561	127,917																																										
EXTRA FEATURES					304 SE MOJAVE WAY, LAKE CITY										BLD DATE					LGL DATE					04/21/2023					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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																															
2	0210	GARAGE U	0	100	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	985																															
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																															
4	0166	CONC, PAVMT	0	100	0	0	626.00	UT	2.00	2.00	100	2004	2004	3	100	1,252																															
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																															
																	</																														