

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	12	CEDAR 70		0100	01	1,952	90.5126	101.37	197,874	1950	1950	0	0	0	35.00	65.00	VALUATION BY										STANDARD								
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM 0% - 2024										Heated Area: 1666				HX Base Yr				Tax Group: 2		Tax Dist:								128,618			
Roof Structur	03	GABLE/HIP 100																				BUILDING MARKET VALUE										12,639			
Roof Cover	12	MODULAR MT 100																				TOTAL MARKET OB/XF VALUE										8,240			
Interior Wall	05	DRYWALL 100																				TOTAL LAND VALUE - MARKET										149,497			
Interior Floo	14	CARPET 90																				TOTAL MARKET VALUE										0			
Interior Floo	06	VINYL ASB 10																				SOH/AGL Deduction										149,497			
Air Condition	03	CENTRAL 100																				ASSESSED VALUE										0			
Heating Type	04	AIR DUCTED 100																				TOTAL EXEMPTION VALUE										149,497			
Bedrooms	3	100																				BASE TAXABLE VALUE										149,497			
Bathrooms	2	100																				TOTAL JUST VALUE										0			
Frame	01	NONE 100																				NCON VALUE										149,497			
Stories	1.	1. 100																				INCOME VALUE										0			
Architectual	05	CONV 100																				PREVIOUS YEAR MKT VALUE										149,497			
Units	0	100																																	
Condition Adj	02	02 100																																	
Kitchen Adjus	01	01 100																																	
Quality	03	03																																	
DOR CODE	0100		SINGLE FAMILY																																
MAP NUM			MKT AREA		07																														
NEIGHBORHOOD/LOC	17317.010		1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,666	100		1,666	109,773																														
FOP	80	30		24	1,581																														
FOP	120	30		36	2,372																														
UOP	70	20		14	922																														
UST	200	45		90	5,930																														
UST	270	45		122	8,039																														
TOTALS	2,406			1,952	128,618																														
EXTRA FEATURES					104 NE COLVIN AVE, LAKE CITY																														
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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																			
2	0166	CONC, PAVMT	0	0	12	50	1.00	UT	0.00	0.00	100	0	0	3	100	739																			
3	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	300																			
4	0259	MHP HOOKUP	0	0	0	0	2.00	UT	4,300.00	4,300.00	100	0	0	3	100	8,600																			
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																			
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200																			
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200																			
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400																			
9	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200																			
10	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400																			
LAND DESCRIPTION					TOTAL OB/XF										12,639																				
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	0		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,240																		
										</																									