

KOUKAL DEAN R/KOUKAL KIMBERLY K
770 NE TAMMY LN
LAKE CITY, FL 32055

17-3S-17-04970-001

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	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0100	01	2,089	106.9200	119.75	250,158	1984	2000		0	0	31.25	68.75	VALUATION BY					STANDARD							
Roof Structure		08	IRREGULAR 100		1 SINGLE FAM				100% - 2025				Heated Area: 1716				HX Base Yr 2025				Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					171,984					
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					21,136					
Interior Floor		14	CARPET 100																	TOTAL LAND VALUE - MARKET					15,000					
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					208,120					
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					0					
Bedrooms			3 100																	ASSESSED VALUE					208,120					
Bathrooms			2 100																	TOTAL EXEMPTION VALUE					HX HB 50,722					
Frame		01	NONE 100																	BASE TAXABLE VALUE					157,398					
Stories		1.	1. 100																	TOTAL JUST VALUE					208,120					
Architectual Units		05	CONV 100																	NCON VALUE					0					
Condition Adj		03	03 100																	INCOME VALUE										
Kitchen Adjus		01	01 100																	PREVIOUS YEAR MKT VALUE					211,247					
Quality		05	05																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																						07					
NEIGHBORHOOD/LOC		17317.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,716	100		1,716	141,275																									
FSP	252	40		101	8,315																									
UGR	441	45		198	16,301																									
USP	210	35		74	6,093																									
TOTALS		2,619		2,089	171,984																									
EXTRA FEATURES					770 NE TAMMY LN, LAKE CITY										BLD DATE					LGL DATE										
															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	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1984	1984	3	40	14,336															
3	9946	Well	0 100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000															
4	0040	BARN, POLE	0 100	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000															
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600															
LAND DESCRIPTION					TOTAL OB/XF 21,136																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000													