

LEE CARL W JR/LEE KELLI N
238 SW ADOBE POINTE LN
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	19	COMMON BRK 100	03	GABLE/HIP 100	1	SINGLE FAM	100%	- 2003	Heated Area: 2683	HX Base Yr 2003	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	23.00	77.00	VALUATION BY		STANDARD	
Exterior Wall	03	19	COMMON BRK 100	03	GABLE/HIP 100	1	SINGLE FAM	100%	- 2003	Heated Area: 2683	HX Base Yr 2003	0100	01	2,766	120.6282	135.10	373,687	2002	2002	0	0	0	23.00	77.00	Tax Group: 3		Tax Dist:		
Roof Structur	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	BUILDING MARKET VALUE		287,739
Roof Cover	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	TOTAL MARKET OB/XF VALUE		26,696
Interior Wall	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	TOTAL LAND VALUE - MARKET		55,000
Interior Floo	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	TOTAL MARKET VALUE		369,435
Interior Floo	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	SOH/AGL Deduction		108,748
Air Condition	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	ASSESSED VALUE		260,687
Heating Type	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	TOTAL EXEMPTION VALUE		50,722
Bedrooms	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	BASE TAXABLE VALUE		209,965
Bathrooms	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	TOTAL JUST VALUE		369,435
Frame	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	NCON VALUE		0
Stories	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	INCOME VALUE		
Architectual	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07	PREVIOUS YEAR MKT VALUE		373,172
Units	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07			
Condition Adj	03	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07			
Kitchen Adjus	01	01	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 90	15	HARDTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	N/A 100	1. 1. 100	05	CONV 100	0 100	03	03 100	01	01 100	07	07			
Quality		07	07																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM				MKT AREA				01																					
NEIGHBORHOOD/LOC		17416.00		1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	552	100		552	57,423																								
BAS	2,131	100		2,131	221,681																								
FOP	58	30		17	1,769																								
FSP	166	40		66	6,866																								
TOTALS		2,907		2,766	287,739																								
EXTRA FEATURES										238 SW ADOBE POINTE LN, 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	0166	CONC, PAVMT	0 100	0	0	982.00	UT	2.00	2.00	100	2002	2002	3	100	1,964														
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	2002	2002	3	40	14,336														
3	0282	POOL ENCL	0 100	26	41	1,066.00	UT	15.00	15.00	100	2002	2002	3	40	6,396														
4	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	4,000														