

LEE HAZEL
1774 SW COUNTY RD 778
FORT WHITE, FL 32038

17-7S-17-10011-000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2										3
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		15		CONC BLOCK 100		0100		01		639		97.3080		108.98		69,638		1961		1961		0		0		0 35.00		65.00		VALUATION BY					STANDARD					
Roof Structure		03		GABLE/HIP 100		3		SINGLE FAM		0%		0				Heated Area: 552														Tax Group: 3					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					164,249					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					1,680					
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					713,205					
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					224,190					
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					69,855					
Heating Type		02		CONVECTION 100																										ASSESSED VALUE					154,335					
Bedrooms				1 100																										TOTAL EXEMPTION VALUE					HX HB WX 55,722					
Bathrooms				0 100																										BASE TAXABLE VALUE					98,613					
Frame		01		NONE 100																										TOTAL JUST VALUE					879,134					
Stories		05		1. 100																										NCON VALUE					0					
Architectual		01		CONV 100																										INCOME VALUE										
Units				0 100																										PREVIOUS YEAR MKT VALUE					879,134					
Condition Adj		03		03 100																																				
Kitchen Adjus		01		01 100																																				
Quality		05		05																																				
DOR CODE		5000		IMPROVED AG																																				
MAP NUM				MKT AREA																															02					
NEIGHBORHOOD/LOC		17717.00		1.00/																																				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																														
BAS		552		100				552		39,102																														
FOP		24		30				7		496																														
UCP		288		20				58		4,109																														
UST		48		45				22		1,559																														
TOTALS		912						639		45,265																														
EXTRA FEATURES																																								
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										