



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1															
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	31	VINYL SID 100				0201	02	1,056	115.9000	108.95	115,051	2003	2002	0	0	0	45.00	55.00	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100				1 MANUF 1 100% - 2003										Heated Area: 1056										HX Base Yr 2003										STANDARD									
Roof Cover	12	MODULAR MT 100				24 44 24 44 BAS																				Tax Group: 3										Tax Dist:									
Interior Wall	05	DRYWALL 100																								BUILDING MARKET VALUE										63,278									
Interior Floo	14	CARPET 90																								TOTAL MARKET OB/XF VALUE										9,200									
Interior Floo	08	SHT VINYL 10																								TOTAL LAND VALUE - MARKET										269,500									
Air Condition	03	CENTRAL 100																								TOTAL MARKET VALUE										101,434									
Heating Type	04	AIR DUCTED 100																								SOH/AGL Deduction										33,939									
Bedrooms		3 100																								ASSESSED VALUE										67,495									
Bathrooms		2 100																								TOTAL EXEMPTION VALUE										HX HB 42,495									
Stories	1.	1. 100																								BASE TAXABLE VALUE										25,000									
Architectual	01	CONV 100																								TOTAL JUST VALUE										341,978									
Units		0 100				NCON VALUE										0																													
Condition Adj	03	03 100				INCOME VALUE																																							
Kitchen Adjus	01	01 100				PREVIOUS YEAR MKT VALUE										341,978																													
Quality		05		05																LAND:3:1: DOR 1998																									
DOR CODE		5000		IMPROVED AG																LAND:2:1: DOR 1998																									
MAP NUM				MKT AREA		03																LAND:1:1: DOR 1998																							
NEIGHBORHOOD/LOC		18217.00		1.00/																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,056	100		1,056	63,278																																								
TOTALS		1,056				1,056		63,278																																					
EXTRA FEATURES										1687 NW LASSIE BLACK ST, WHITE SPRINGS																																			
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	0252	LEAN-TO W/				0	100	20	10	200.00	UT	2.00	2.00	50	2002	2002	3	50	200																										
2	0294	SHED WOOD/				0	100	20	20	400.00	UT	7.50	7.50	50	2002	2002	3	50	1,500																										
3	0263	PRCH, USP				0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500																										
4	9945	Well/Sept				0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																										
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