

ADVANTA IRA SERVICES LLC
4790 140TH AVENUE N
CLEARWATER, FL 33762

18-3S-17-05061-015

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 4														
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	700	112.5000	105.75	74,025	1996	1996	0	0	0	45.00	55.00	VALUATION BY										STANDARD																
Exterior Wall		00	N/A 0		7 MANUF 1 0% - 2023										Heated Area: 700										HX Base Yr																			
Roof Structur		03	GABLE/HIP 100		14 50 14 50 BAS 2023																				VALUATION BY										STANDARD									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 2										Tax Dist:									
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										236,074									
Interior Floo		08	SHT VINYL 50																						TOTAL MARKET OB/XF VALUE										28,457									
Interior Floo		14	CARPET 50																						TOTAL LAND VALUE - MARKET										34,000									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										298,531									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										0									
Bedrooms			2 100																						ASSESSED VALUE										298,531									
Bathrooms			2 100																						TOTAL EXEMPTION VALUE										0									
Frame		01	NONE 100																						BASE TAXABLE VALUE										298,531									
Stories		1.	1. 100												TOTAL JUST VALUE										298,531																			
Units			0 100												NCON VALUE										99,157																			
Condition Adj		03	03 100												INCOME VALUE																													
Kitchen Adjus		01	01 100												PREVIOUS YEAR MKT VALUE										199,374																			
Quality		05	05																																									
DOR CODE		2802		MH PARK																																								
MAP NUM				MKT AREA				07																																				
NEIGHBORHOOD/LOC		18317.020		1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	700	100	2023	700	40,714																																							
TOTALS		700			700	40,714																																						
EXTRA FEATURES					142 NW MCCALL TER, LAKE CITY										BLD DATE				LGL DATE		04/10/2025		MLU																					
															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																													
LAND DESCRIPTION					TOTAL OB/XF										0																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
																					</																							

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