

WYNN MARY E
721 NE HARRIGHTONCT
LAKE CITY, FL 32055

18-3S-18-10296-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD								TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		3															
Exterior Wall		31		VINYL SID 100						0800		02		1,296		115.9000		69.54		90,124		1993		1993		0		0		0 60.00		40.00																	
Roof Structure		03		GABLE/HIP 100						2		MOBILE HME		100%		- 1996		Heated Area: 1296								HX		Base Yr		1996																			
Roof Cover		12		MODULAR MT 100																																													
Interior Wall		05		DRYWALL 100																																													
Interior Floo		14		CARPET 90																																													
Interior Floo		08		SHT VINYL 10																																													
Air Condition		03		CENTRAL 100																																													
Heating Type		04		AIR DUCTED 100																																													
Bedrooms				3 100																																													
Bathrooms				2 100																																													
Stories		1.		1. 100																																													
Architectual Units		01		CONV 100																																													
Condition Adj		03		03 100																																													
Kitchen Adjus		01		01 100																																													
Quality		05		05																																													
DOR CODE		5000		IMPROVED AG																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		1418.00		1.00/																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,296		100				1,296		36,050																																							
TOTALS		1,296						1,296		36,050																																							
EXTRA FEATURES										721 NE HARRINGTON CT, LAKE CITY										BLD DATE 08/19/1998 MO										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		0294		SHED WOOD/		0 100		0 0		1.00		UT		0.00		0.00		100		2005		2005		3		100		200																					
2		0060		CARPORT F		0 100		0 0		1.00		UT		0.00		0.00		100		2005		2005		3		100		800																					
3		0296		SHED METAL		0 100		0 0		1.00		UT		0.00		0.00		100		2005		2005		3		100		200																					
4		0297		SHED CONCR		0 100		40 28		1,120.00		UT		13.00		13.00		25		2011		2011		3		25		3,640																					
5		0081		DECKING WI		0 100		0 0		1.00		UT		0.00		0.00		100		2015		2015		3		100		200																					
6		0040		BARN,POLE		0 100		0 0		1.00		UT		0.00		0.00		100		2015		2015		3		100		100																					
7		9945		Well/Sept		0 100		0 0		1.00		UT		7,000.00		7,000.00		100						3		100		7,000																					
LAND DESCRIPTION										TOTAL OB/XF										12,140																													
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		5910		A		SWAMP/CYPRES		0				00		0.00		0.00		2.20		AC		T		1.00		1.00		1.00		40.00		40.00		88															
2		5500		A		TIMBER 2		0				00		0.00		0.00		8.00		AC				1.00		1.00		1.00		445.00		445.00		3,560															
3		0100		C		SFR		0						0.00		0.00		1.00		AC				1.00		1.00		1.00		5,500.00		5,500.00		5,500															
4		9910		M		MKT. VAL. AG		0				00		0.00		0.00		10.20		AC				1.00		1.00		1.00		5,500.00		5,500.00		56,100															
5		0200		C		MBL HM		100						0.00		0.00		1.00		AC				1.00		1.00		1.00		5,500.00		5,500.00		5,500															
REVIEW DATE		09/22/2015		BY		DF		Total Acres: 12.20		Total Land Value: 14,648		Market: 56,100		Agricultural: 3,648		Common: 11,000		PRINTED 08/13/2025 BY SYS																															