



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 5					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	01	MINIMUM 100		0100	01	760	43.9688	49.25	37,430	1948	1948	0	0	0	35.00	65.00	VALUATION BY										STANDARD								
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2008										Heated Area: 760					HX Base Yr 2008					Tax Group: 3					Tax Dist:						
Roof Cover	01	MINIMUM 100																	BUILDING MARKET VALUE					446,154											
Interior Wall	02	WALL BD/WD 100																	TOTAL MARKET OB/XF VALUE					39,720											
Interior Floor	09	PINE WOOD 100																	TOTAL LAND VALUE - MARKET					118,912											
Air Condition	02	WINDOW 100																	TOTAL MARKET VALUE					505,842											
Heating Type	02	CONVECTION 100																	ASSESSED VALUE					80,226											
Bedrooms		3 100																	TOTAL EXEMPTION VALUE					HX HB 42,422											
Bathrooms		1 100																	BASE TAXABLE VALUE					383,194											
Frame	01	NONE 100																	TOTAL JUST VALUE					604,786											
Stories	1.	1. 100																	NCON VALUE					0											
Architectural Units	05	CONV 100																	INCOME VALUE																
Condition Adj	01	01 100		PREVIOUS YEAR MKT VALUE					582,488																										
Kitchen Adjus	01	01 100																																	
Quality		02 02																																	
DOR CODE		5000		IMPROVED AG																															
MAP NUM				MKT AREA		02																													
NEIGHBORHOOD/LOC		19416.00		1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	160	100		160	5,122																														
BAS	600	100		600	19,208																														
TOTALS		760				760		24,330												BLD DATE				LGL DATE		03/04/2022		MLU							
EXTRA FEATURES		197 SW SPLENDER CT, LAKE CITY															XF DATE				LAND 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	24	14	1.00	UT	0.00	0.00	100	0	0	3	100	300																			
2	0020	BARN, FR	0	100	18	49	1.00	UT	0.00	0.00	100	0	0	3	100	700																			
3	0294	SHED WOOD/	0	100	0	0	2.00	UT	50.00	50.00	100	0	0	3	100	100																			
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400																			
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200																			
6	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500																			
7	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500																			
8	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500																			
9	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900																			
10	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000																			
LAND DESCRIPTION										TOTAL OB/XF										19,100															
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	0100	C	SFR	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	3,200.00	3,200.00	1,600																		
2	0100	C	SFR	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	3,200.00	3,200.00	1,600																		
3	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	3,200.00	3,200.00	1,600																		
4	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	3,200.00	3,200.00	1,600																		
5	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	3,200.00	3,200.00	1,600																		
6	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.66	AC		1.00	1.00	1.00	275.00	275.00	5,682																		
REVIEW DATE		04/13/2022		BY JB		Total Acres: 37.16		Total Land Value: 19,968		Market: 110,912		Agricultural: 11,968		Common: 8,000		PRINTED 05/13/2025 BY SYS																			



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 5					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		31	VINYL SID 100		0100	01	560	78.6573	88.10	49,336	1988	1988	0	0	0	35.00	65.00	VALUATION BY												STANDARD																		
Roof Structure		03	GABLE/HIP 100		2 SINGLE FAM - 0% - 2008													Heated Area: 560													HX Base Yr 2008																	
Roof Cover		14	PREFIN MT 100		28 20 BAS 28													Tax Group: 3													Tax Dist:													446,154				
Interior Wall		02	WALL BD/WD 100															BUILDING MARKET VALUE																										39,720				
Interior Floor		08	SHT VINYL 100															TOTAL MARKET OB/XF VALUE																										118,912				
Air Condition		02	WINDOW 100															TOTAL LAND VALUE - MARKET																										505,842				
Heating Type		02	CONVECTION 100															SOH/AGL Deduction																										80,226				
Bedrooms			3 100															ASSESSED VALUE																										425,616				
Bathrooms			1 100															TOTAL EXEMPTION VALUE													HX HB													42,422				
Frame		01	NONE 100															BASE TAXABLE VALUE																										383,194				
Stories		1.	1. 100															TOTAL JUST VALUE																										604,786				
Architectural Units		05	CONV 100															NCON VALUE																										0				
Condition Adj		02	02 100															INCOME VALUE																														
Kitchen Adjus		01	01 100															PREVIOUS YEAR MKT VALUE																										582,488				
Quality		02	02																																													
DOR CODE		5000		IMPROVED AG																																												
MAP NUM						MKT AREA								02																																		
NEIGHBORHOOD/LOC		19416.00				1.00/																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	560	100		560	32,068																																											
TOTALS		560		560	32,068																																											
EXTRA FEATURES					197 SW SPLENDER CT, LAKE CITY										BLD DATE						LGL DATE		03/04/2022		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																															
11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																																
12	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																
13	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																																
14	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																																
15	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																																
16	0166	CONC, PAVMT	0	100	0	0	610.00	UT	2.00	2.00	100	2014	2014	3	100	1,220																																
17	0166	CONC, PAVMT	0	100	0	0	800.00	UT	2.00	2.00	100	2014	2014	3	100	1,600																																
18	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																																
19	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																																
20	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600																																
LAND DESCRIPTION										TOTAL OB/XF										8,020																												
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																								
7	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	449.00	449.00	6,286																															
8	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.66	AC		1.00	1.00	1.00	3,200.00	3,200.00	110,912																															
REVIEW DATE		04/13/2022		BY		JB		Total Acres: 37.16		Total Land Value: 19,968		Market: 110,912		Agricultural: 11,968		Common: 8,000		PRINTED 05/13/2025 BY SYS																														

JONES MINNIE/FISHER SHIRLEY M
590 SW MCGUIRE TER
LAKE CITY, FL 32024

19-4S-16-03068-000

[illegible]

JONES MINNIE/FISHER SHIRLEY M
590 SW MCGUIRE TER
LAKE CITY, FL 32024

19-4S-16-03068-000

[illegible]

