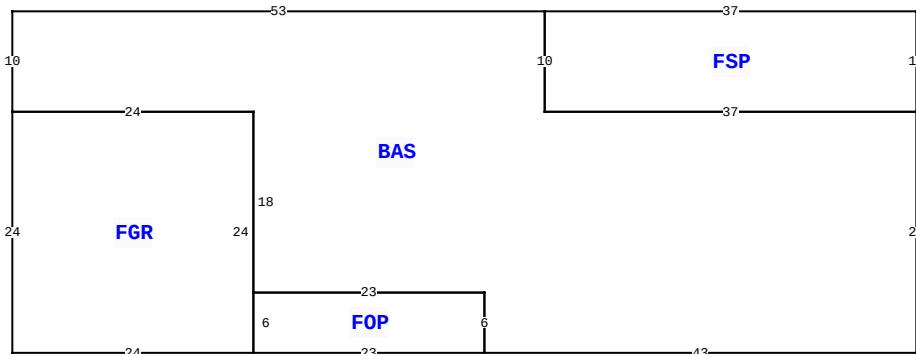


HOLMAN PEGGY
108 SE TURTLE GLN
LAKE CITY, FL 32025-2899

19-6S-18-10621-003

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																				
Exterior Wall	05	AVERAGE	100	2,482	105.9840	118.70	294,613	1991	1991	0	0	35.00	65.00																				
RooF Structur	08	IRREGULAR	100	1 SINGLE FAM 100% - 2017										Heated Area: 1976										HX Base Yr 2017									
RooF Cover	03	COMP SHNGL	100																														
Interior Wall	05	DRYWALL	100																														
Interior Floo	12	HARDWOOD	90																														
Interior Floo	08	SHT VINYL	10																														
Air Condition	03	CENTRAL	100																														
Heating Type	04	AIR DUCTED	100																														
Bedrooms		2	100																														
Bathrooms		2	100																														
Frame	01	NONE	100																														
Stories	1.	1.	100																														
Architectual Units	05	CONV	100																														
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	19618.00			1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,976	100		1,976	152,458																												
FGR	576	55		317	24,458																												
FOP	138	30		41	3,164																												
FSP	370	40		148	11,419																												
TOTALS	3,060			2,482	191,498																												
EXTRA FEATURES					108 SE TURTLE GLN, LAKE CITY										BLD DATE				LGL DATE		03/31/2022		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																	
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600																	
LAND DESCRIPTION										TOTAL OB/XF										600													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000																
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.25	AC		1.00	1.00	1.00	5,000.00	5,000.00	56,250																
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.60	AC		1.00	1.00	1.00	445.00	445.00	10,502																
4	9910	M	MKT. VAL.AG	0		A-1	0.00	0.00	23.60	AC		1.00	1.00	1.00	5,000.00	5,000.00	118,000																
REVIEW DATE	10/06/2015	BY	DF	Total Acres: 35.85		Total Land Value: 71,752		Market: 118,000		Agricultural: 10,502		Common: 61,250		PRINTED 11/19/2025 BY SYS																			