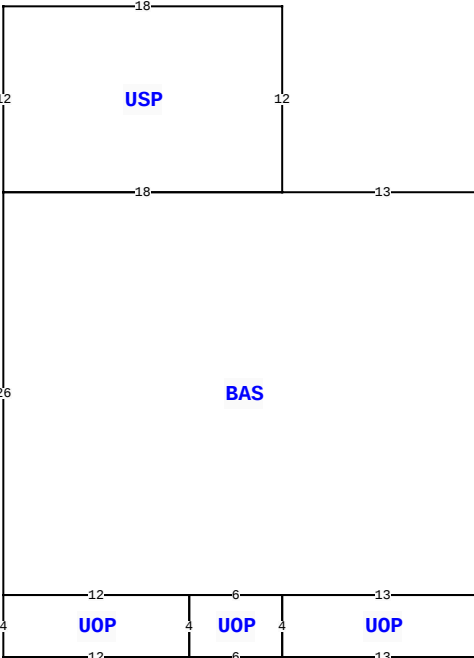


WILSON ALAN
2776 NW NASH RD
LAKE CITY, FL 32055

20-3S-16-02199-000

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								
Exterior Wall	04	SINGLE SID 100								0100	01	907	90.7920	101.69	92,233	1962	1962	0	0	0	35.00	65.00								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2020										Heated Area: 806 HX Base Yr 2020										
Roof Cover	14	PREFIN MT 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	09	PINE WOOD 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	02	CONVECTION 100																												
Bedrooms		3 100																												
Bathrooms		1 100																												
Frame	01	NONE 100																												
Stories	1.	1. 100																												
Architectual Units	05	CONV 100																												
Condition Adj	03	0 100																												
Kitchen Adjus	01	01 100																												
Quality		03	03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA								01																			
NEIGHBORHOOD/LOC		20316.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																								
BAS	806	100		806		53,275																								
UOP	24	20		5		330																								
UOP	48	20		10		661																								
UOP	52	20		10		661																								
USP	216	35		76		5,023																								
TOTALS		1,146		907		59,951																								
EXTRA FEATURES										2776 NW NASH RD, LAKE CITY																				
										BLD DATE										LGL DATE										
										XF DATE										LAND DATE										
										INC DATE										AG DATE										
																				04/07/2025 MLU										
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	8	10	1.00		UT	0.00	0.00	100	0	0	3	100	300												
2	0294	SHED WOOD/		0	100	10	12	1.00		UT	0.00	0.00	100	0	0	3	100	500												
3	0190	FPLC PF		0	100	0	0	1.00		UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200												
4	0120	CLFENCE 4		0	100	0	0	1.00		UT	0.00	0.00	100	2014	2014	3	100	100												
5	0070	CARPORT UF		0	100	0	0	1.00		UT	0.00	0.00	100	2018	2018	3	100	500												
6	0030	BARN, MT		0	100	26	26	1.00		UT	10,816.00	10,816.00	100	2023	2022		100	10,816												
7	0030	BARN, MT		0	100	26	26	1.00		UT	11,492.00	11,492.00	100	2023	2022		100	11,492												
8	0166	CONC, PAVMT		0	100	0	0	1.00		UT	4,000.00	4,000.00	100	2023	2022		100	4,000												
9	0083	DOCK-LAKE		0	100	0	0	1.00		UT	11.50	11.50	100	2023	2022		74	9												
LAND DESCRIPTION										TOTAL OB/XF										28,917										
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	6.80	AC		1.00	1.00	1.00	9,000.00	9,000.00	61,200												
2	9520	C	LAKE		100		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	25.00	25.00	100												